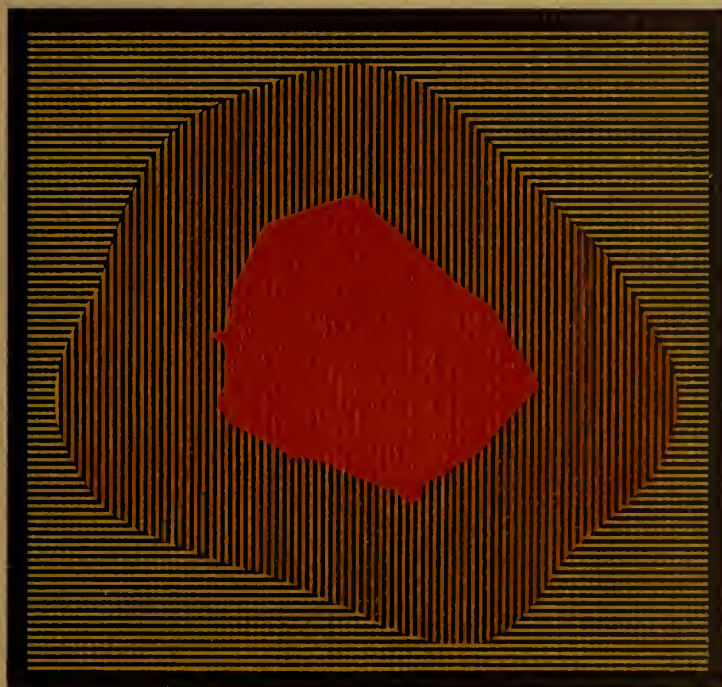


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NEIGHBORHOOD ANALYSIS



ALBEMARLE, NORTH CAROLINA

ABSTRACT

TITLE Neighborhood Analysis, Albemarle, North Carolina

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DATE April, 1969

LOCAL PLANNING AGENCY Albemarle Planning Board, Albemarle, North Carolina

SOURCE OF COPIES Albemarle City Hall, Albemarle, North Carolina
Department of Conservation and Development, Division of Community Planning, P.O. Box 2719, Raleigh, North Carolina 27602
Clearinghouse for Federal Scientific and Technical Information, Washington, D. C.

HUD PROJECT NUMBER NCP-76

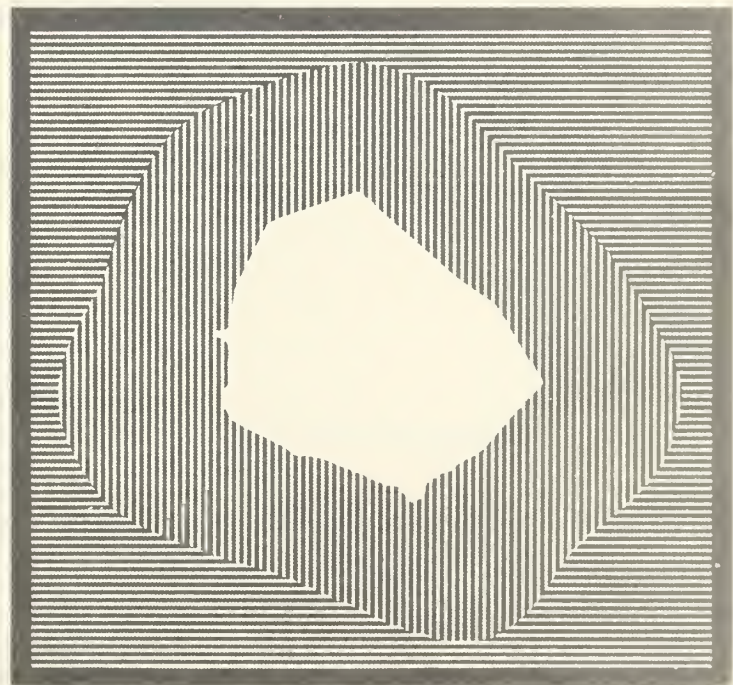
SERIES NUMBER One of one

NUMBER OF PAGES 79 plus 9 maps and Appendix

ABSTRACT The Albemarle Neighborhood Analysis consists of a detailed examination of physical blight and its socio-economic concomitants. Various environmental factors and residential and non-residential structural conditions are presented on a neighborhood-by-neighborhood basis. The characteristics of families affected by substandard housing were determined by conducting a 10% sample survey involving personal interviews of residents of substandard dwellings. Correlations of physical blight indices with socio-economic indices are presented and recommendations for treatment of blighted areas have been made.

A major finding of this report includes notice of the efforts of governmental agencies and private groups to improve the entire community. The outlook for progress is excellent.

NEIGHBORHOOD ANALYSIS



ALBEMARLE, NORTH CAROLINA

The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provision of Section 701 of the Housing Act of 1954, as amended.

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April, 1969

Price: \$2.00



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PREFACE

The Neighborhood Analysis is being prepared for the purpose of studying the extent, causes, and concomitant social conditions of blight within the community on an area-by-area basis. The Town of Albemarle must not be afraid to take a good look at itself. An attitude of defensiveness was noted several times during preliminary interviews, but this "back-off" attitude was probably aroused in those who did not understand that the purpose of the analysis is constructive rather than destructive. A revelation of faults was not the underlying motive of the research -- it was more a search for a foundation of strengths on which to build and use to correct existing problems in the community. No community is exempt from problems of blight and the accompanying discomforts and disadvantages these problems incur.

Despite the "this is no worse than anywhere else" attitude of some, there is the comforting feeling that they were outweighed by the "this is the situation and this is what we are doing about it" reactions of others. Cooperation and interest of the "power" and the "powerless" have made this report comprehensive and enlightening -- and hopefully will prove beneficial to all involved.

Few people have the time or temperament to sit still while a lot of talk but nothing constructive is going on. Programs and promises that involve multi-syllable phrases and complicated details have been avoided to make way for

the simple language of "a pretty spot dressed up by a garden club" or a "dusty road" that is just that. This is the language of those interviewed -- of those people living in blighted areas where education, income and health are below the average, and general attitude is sometimes rather earthy.

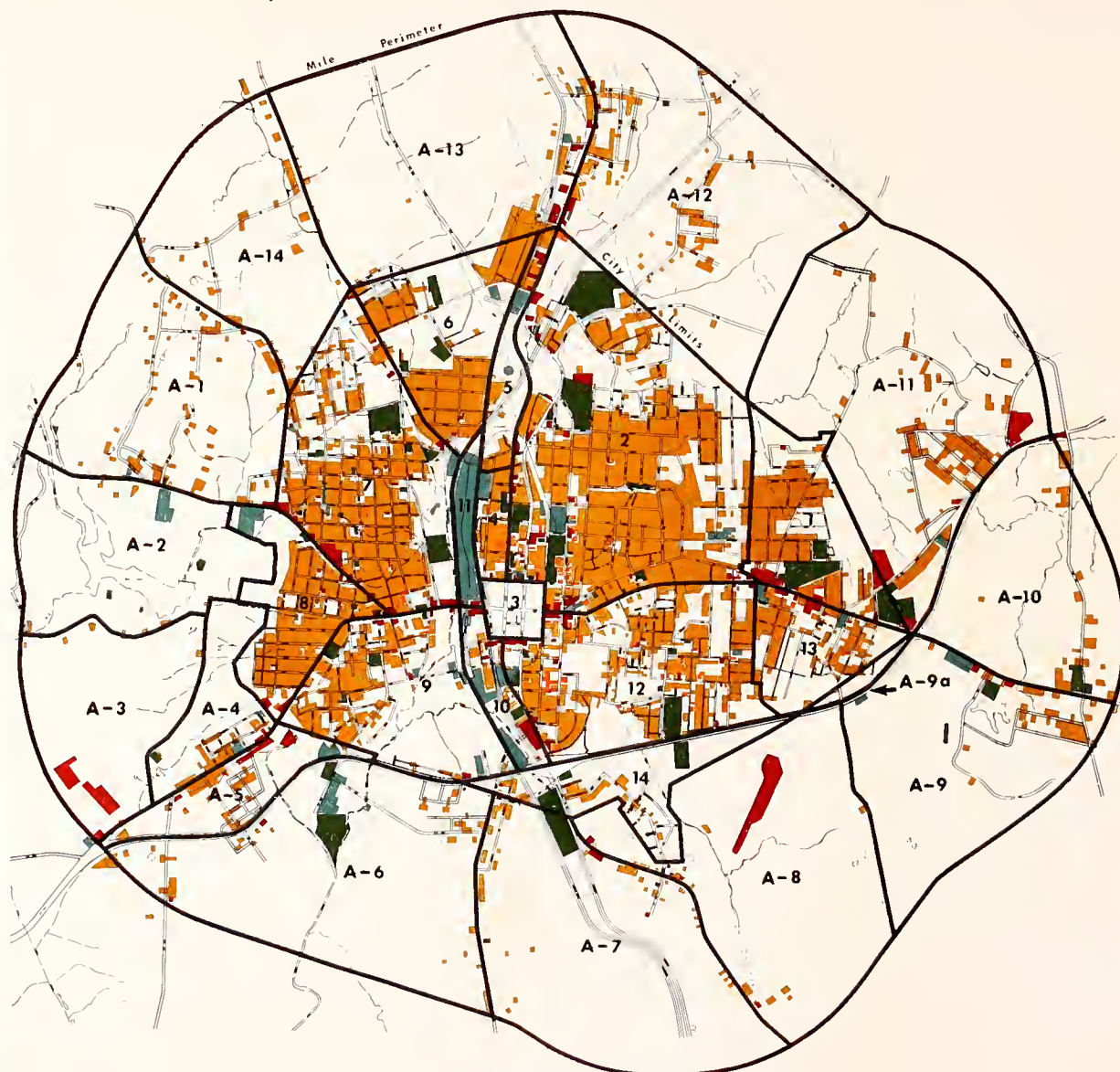
A progressive community will not turn away from those who are "down and out" but rather will attempt to remedy an unfortunate situation and redeem itself. Awareness of the circumstances surrounding the blighted areas of the community plus the plight of those who are affected by it must be a goal of this report.



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GENERALIZED EXISTING LAND USE & STUDY AREAS



ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET
2"



- LEGEND
- UNDEVELOPED
 - RESIDENTIAL
 - SINGLE FAMILY
 - TWO FAMILY OR MORE
 - COMMERCIAL
 - PUBLIC AND SEMI-PUBLIC
 - INDUSTRIAL

INTRODUCTION

Blight implies a condition of deterioration and deficiency in the quality of economic, physical and social environment. It is measured by extent, location and intensity, and is backed up by statistics and personal interviews. The decaying house, the yard full of junk, the unsanitary store, the dusty and rutted road, and the lack of pride in the neighborhood are there -- in the 28 neighborhoods -- and unless the community as a whole initiates action to do something about these conditions and activates methods of immediate improvement -- they will not only be there but they will grow and spread.

The Neighborhood Analysis is a study of the city and the one-mile perimeter on an area-by-area basis to determine the nature, extent and causes of blight. It involves the cooperation of various city, county and private agencies in the accumulation of data, plus the personal interviews of a 10% sample survey of the residents in blighted areas.

The Neighborhood Analysis determines which parts of the city are so deteriorated that they must be completely cleared and redeveloped, and which parts can be improved and renovated through rehabilitation and conservation.

The Neighborhood Analysis reveals certain factors which determine blight. Some of the more significant are:

- defective structures warranting clearance;
- deteriorated conditions and defects not corrected by normal maintenance;
- unsafe, congested, poorly designed, or otherwise deficient streets;
- overcrowding and improper location of structures on the land;
- excessive dwelling unit density;
- a high rate of property damage resulting from fires;
- excessive number of welfare cases;
- high rate of major crimes;
- high amount of social diseases;
- lack of skilled labor;
- declining property values with resulting decreasing assessed valuations; and
- lack of industrial diversification.

The Neighborhood Analysis is an integral part of the Workable Program for Community Improvement which is a plan of action whereby a community combines both public and private resources to eliminate and prevent extensions of blight. In addition to analyses of problem areas, the Neighborhood Analysis gives attention to needed community facilities and services and to the elimination of blighting influences such as heavy traffic and non-conforming land uses.

METHODOLOGY

Study areas were delineated along the same lines marked off for the Land Development Plan (1965), and data carried over from the Land Use Survey was used as a basis for determining the percentage of interviews to be taken in each area. (See Table VIII, Land Development Plan, 1965)

A sample survey of the blighted areas was made during the summer of 1968. Personal interviews were conducted at those dwellings displaying blight and objective observations of the physical and social environment were made.

The Fire Department and Police Department supplied information pertinent to each area; other city offices furnished data on housing conditions, community facilities, streets and utilities; and the Chamber of Commerce made comments relative to the general atmosphere of the city. The Health Department personnel analyzed the number of social diseases and infant deaths and inferred that the incidence of these contributors to blight were overall rather than localized in certain areas.

The questions contained on the sample survey sheets were answered obligingly. Dwelling units where questions were asked were, for the most part, inside the city limits rather than in the one-mile perimeter area due to the degree of evident blight. (This study is concerned primarily with those substandard houses inside the city limits rather than in the fringe area because the city has immediate concern over what it already has. Concern for the area immediately outside the city stems from the fact that these areas will quite probably be annexed in the future.)

Only 4 of the 28 neighborhoods had Negroes living in substandard houses. Neighborhood 12, where most of the Negro families are concentrated, had the highest percentage of substandard housing.

Ninety-two white families and 44 Negro families (475 persons living in 136 houses) were visited. Females outnumbered males in blighted homes (246-229, respectively), although in some neighborhoods the numbers were even or in favor of males. Many of the houses were occupied by widows, grandmothers caring for abandoned children, or fatherless families -- as is often the case in blighted neighborhoods.

However impersonal the figures may be, the fact remains that a close-up study of the blighted areas revealed the following general conditions:

- the accumulation of abandoned and wrecked cars, wood piles, discarded lawnmowers and laundry equipment, and assorted rubbish -- all in the yards;
- housing with broken steps, sagging porches, leaning roofs, missing window panes, limited sanitary facilities, and so forth;
- an air of physical, mental, social and economic depression that is made even heavier with concern for the future.

STANLY COUNTY PROFILE

LOCATION

Stanly County, with Albemarle as its Seat, is located in the south central portion of North Carolina. It is surrounded by gently rolling hills of the ancient Uwharrie Mountain range and is bounded on the east by the Yadkin River and on the south by the Rocky River. It is best described as an area of "accessible isolation", being near large markets and yet not hampered by large industrial complexes threatening to smother it.

Albemarle is 42 miles northeast of Charlotte, 115 miles southwest of the state capital of Raleigh and 200 miles west of the North Carolina coast. There are six incorporated communities and four unincorporated communities in the county.

CLIMATE

The county enjoys a mild, healthful climate throughout the year, with an annual mean temperature of 50°F and an average yearly rainfall of 28 inches. The area has a growth season of approximately 200 days and is not subject to violent storms or other unusual weather conditions.

AGRICULTURE

Though on the edge of the industrial Piedmont Crescent, Stanly County is a major agricultural county. Farming is a \$16,000,000 per year industry. There are 1700 farms in the county and average 80 acres each, with a majority being

owner-operated. Poultry, commercial eggs, beef cattle, dairying, soybeans, corn, wheat and small grains are the main agricultural enterprises. Stanly leads the state in the production of commercial eggs.

INDUSTRY

Though textile-oriented through the years, the industrial complexion is gradually changing as more diversified operations come into the area. Major industries in the county produce primary aluminum, cotton and synthetic yarns, knit products, ladies sportswear, childrens' lingerie, ladies hosiery, furniture, brick, clay and light weather aggregate products, flour and feed, printed materials, and wood and metal products.

SOCIAL ASSETS

Education: From grammar school through college (Pfeiffer College).

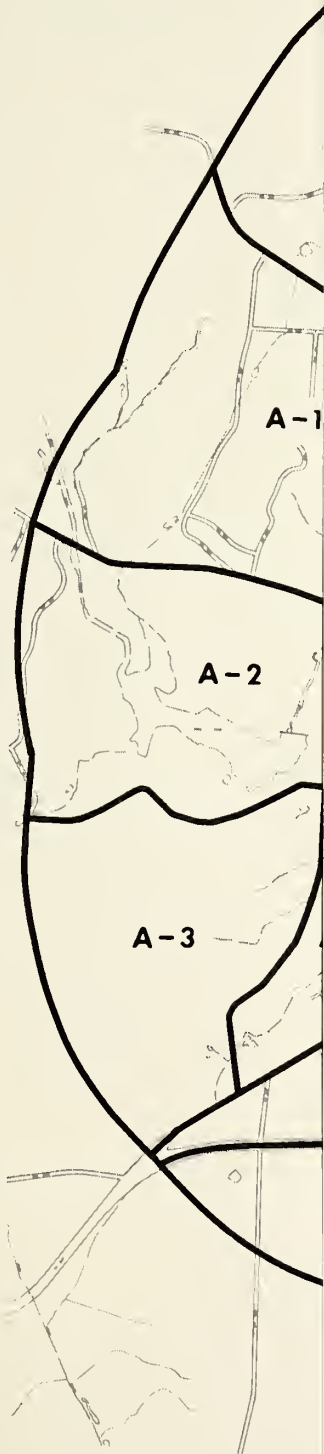
Library: Contains over 50,000 volumes; main library in Albemarle with branches in Badin, Norwood, and Kingville communities, plus a bookmobile.

Churches: All major denominations represented.

Recreation: "Playground of the Lower Piedmont"; Morrow Mountain State Park for fishing, boating, swimming, picnicking, hiking, camping; rivers for fishing, boating; golfing; hunting; and so forth.

Game in abundance -- deer, quail and duck.

Recreation Director supervises operation of six city parks.



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RESIDENTIAL FIRE CALLS



ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET



LEGEND

● ONE RESIDENTIAL FIRE CALL

Organizations: Jaycees, Rotary, Lions, Optimist, Civitan, Woman's Club, Junior Woman's Club, Home Demonstration Clubs, Boy Scouts, Girl Scouts, Hi-Y, Tri-Hi-Y, organized athletics.

Health
Facilities:

Stanly County Hospital (opened in 1950), has a capacity of 134 beds. More than 20 practicing physicians and specialists in the area.

Stanly County Health Center contains modern clinical equipment and is staffed by a medical doctor and registered nurses. Mental Health Clinic has part-time staffing from University of North Carolina at Chapel Hill.

GENERAL FINDINGS

Included in the following are those elements which most directly affect the degree of blight in Albemarle. They are essentially interrelated and indicate that there are certain geographical areas, rather easily defined, that should receive priority remedial treatment. This, however, will be discussed in more detail in a later section.

FIRES

Two-hundred and seven fire calls were answered in 1967, the majority of which were: residences (60); car fires (41); commercial (42); grass fires (19). As might be expected, most fires involving cars and commercial uses occurred in those areas which attract concentrations of

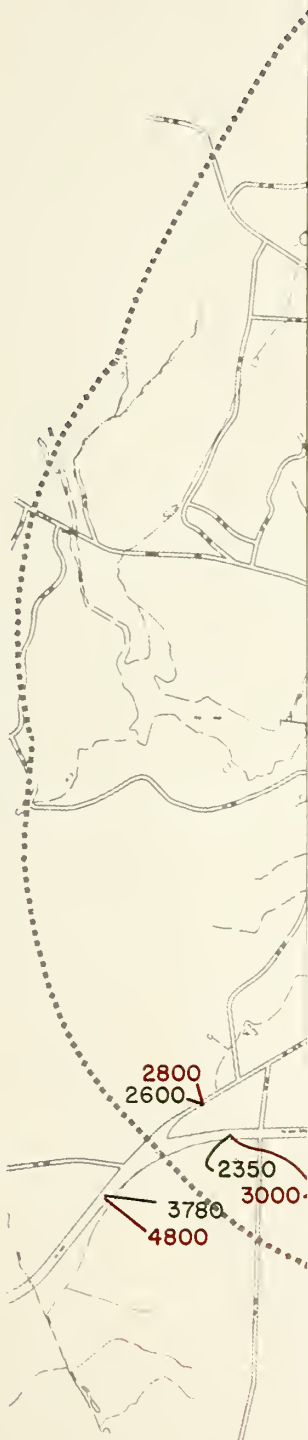
shoppers, i.e., the central business district, the commercialized portion of East Main Street, etc. Residential and grass fire calls were most evident in Neighborhoods 12, 7, and 2. One-hundred and forty calls were transferred to rural fire departments.

Some major causes of fires were: flooded oil heaters (10); careless smoking (22); children playing with matches (11); unknown causes (13); defective carburetors (22); defective wiring (24); false alarms (malicious, 18; accidental, 15).

Fire losses in the city for 1967 amounted to \$32,156.52 -- a per capita loss of \$2.62. The total value of property at risk was \$58,678,253.00; insurance on property at risk was \$41,242,511.00.

The Annual Fire Department Report for 1967 indicated that training has been regular, equipment has been maintained in good condition, and there has been no turn-over in personnel.

Volunteer Fire Departments answer calls outside the corporate limits. There are, however, mutual aid agreements between City and County units. Records of the number of calls, property at risk, or causes were not available for the fringe area neighborhoods.



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Average Daily
Traffic Volume
1962 & 1967

Source: N. C. Highway Commission



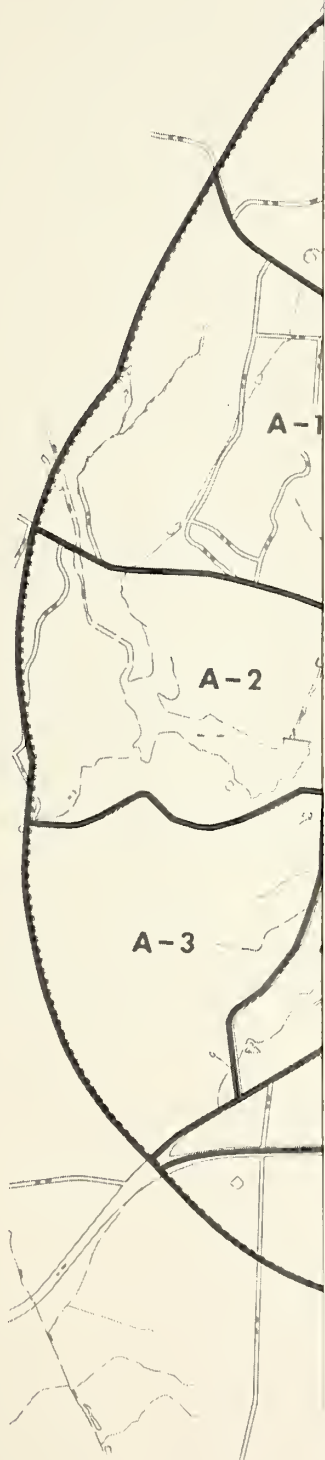
ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET



LEGEND

1962 AVG. DAILY 24 hr. TRAFFIC VOLUMES
1967 AVG. DAILY 24 hr. TRAFFIC VOLUMES



VEHICULAR ACCIDENTS



ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET
74'



Note:
One dot equals one accident
unless otherwise indicated

LEGEND

- 1966 ACCIDENTS
- 1967 ACCIDENTS

STREET AND TRAFFIC CONDITIONS

The Superintendent of the Street Department supplied the following information on those streets where the most vehicle accidents occurred in 1966-67 with remedial action required or being implemented.

Depot Street	Heavy mill traffic; to be widened to 44 feet.
Main Street	Being reworked; completed, December, 1968, with additional traffic signals.
Downtown Rectangle	Study of relocation of traffic signals suggested. (Joint City-State Highway Commission project.)
Carolina and Oakwood	Narrow streets, narrow pavement, (improvement recommended in Thoroughfare Plan).
N. 3rd and Fourth Streets (Quenby Mall)	Traffic lights installed January, 1969.
Snuggs Street	Included in Thoroughfare Plan. (Widen Snuggs Street and extend to Boone Street.)
North First and Second Streets	Four lanes narrowing to two lanes. Plans include widening to four lanes and installing traffic signals. Joint City-State Highway Commission project.
Highways 27 and 52	Despite good visibility, traffic markings and signs, accidents are probably the fault of the motorists; i.e., carelessness.

TABLE 1 Arrests for Crimes against Property,
Persons and Juvenile Offenses*

Neighborhood	Juvenile Offenses	Crimes against Property	Crimes against Persons	Total per 100 DU's
CITY: 1	1	1	1	1.7
2	1	3	6	1.0
3	-	-	-	-
4	-	1	-	1.1
5	-	1	4	7.7
6	-	5	7	3.9
7	-	19	11	5.0
8	-	4	3	2.7
9	-	3	6	3.8
10	-	1	-	3.6
11	-	-	-	-
12	15	34	39	13.7
13	1	4	5	6.1
14	-	-	-	-
Subtotal	18	76	82	4.8
FRINGE AREA: A1	-	-	-	-
A2	-	-	-	-
A3	-	2	1	50.1 (only 6 DU's)
A4	-	-	-	-
A5	-	-	-	-
A6	-	1	-	1.9
A7	-	2	-	9.5 (only 21 DU's)
A8	-	2	1	15.8 (only 19 DU's)
A9-A9A	-	-	-	-
A10	-	-	-	-
A11	-	-	-	-
A12	-	4	1	4.0
A13	2	-	3	5.7
A14	2	2	2	12.2 (only 49 DU's)
Subtotal	4	13	8	3.4
Grand Total	22	89	90	4.6

*Residence of person convicted

Source: 1967-68 records of Albemarle Police Department
and Stanly County Sheriff's Department

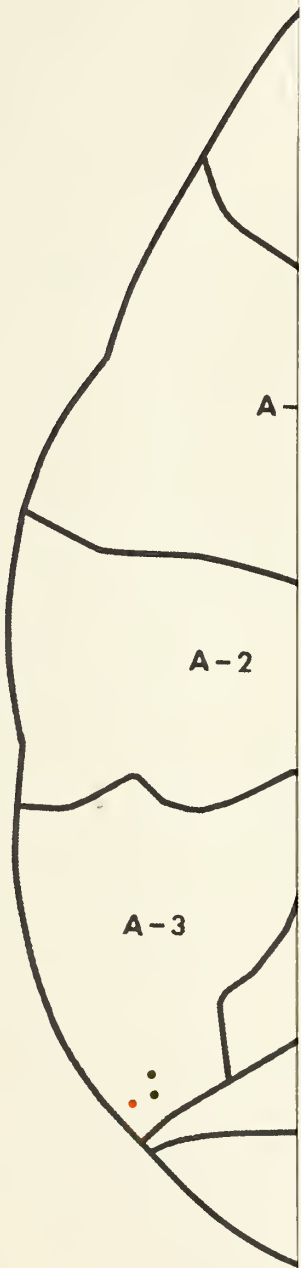


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3	-	-	-	-
4	-	1	-	1.1
5	-	1	4	7.7
6	-	5	7	3.9
7	-	19	11	5.0
8	-	4	3	2.7
9	-	3	6	3.8
10	-	1	-	3.6
11	-	-	-	-
12	15	34	39	13.7
13	1	4	5	6.1
14	-	-	-	-
Subtotal	18	76	82	4.8
FRINGE AREA: A1	-	-	-	-
A2	-	-	-	-
A3	-	2	1	50.1 (only 6 DU's)
A4	-	-	-	-
A5	-	-	-	-
A6	-	1	-	1.9
A7	-	2	-	9.5 (only 21 DU's)
A8	-	2	1	15.8 (only 19 DU's)
A9-A9A	-	-	-	-
A10	-	-	-	-
A11	-	-	-	-
A12	-	4	1	4.0
A13	2	-	3	5.7
A14	2	2	2	12.2 (only 49 DU's)
Subtotal	4	13	8	3.4
Grand Total	22	89	90	4.6

*Residence of person convicted

Source: 1967-68 records of Albemarle Police Department
and Stanly County Sheriff's Department

CRIMES (BY RESIDENCE OF OFFENDER)



ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET



Note:
One dot equals one crime
unless otherwise indicated.

LEGEND

- CRIMES BY JUVENILES
- CRIMES AGAINST PERSONS
- CRIMES AGAINST PROPERTY

Richardson, Davie, Cross Streets	Parking has been eliminated from Richardson to Cross Streets.
Pee Dee at Main	Heaviest travelled intersection in the city. Possibility of connecting Pee Dee to North rather than to Main Street (as proposed in Thoroughfare plan) to eliminate five points. (Snuggs Street in this area is now unopened.)

CRIMES

One index of blight is the area of residence of persons committing criminal acts. Table 1 lists by neighborhood the residence of those persons convicted of juvenile offenses, crimes against property and crimes against persons. Note that Neighborhood 12 has the highest incident rate in all three categories.

EDUCATION

on the basis of available information, the school system ranks high among schools in North Carolina. Each school is fully accredited by the North Carolina Department of Public Instruction and the Southern Association of Colleges and Schools, and are staffed by certified personnel.

The most recent and encouraging announcement made by the Albemarle Board of Education, County Board of Education, and County Commissioners was recommending a Technical Institute for Stanly County. South Albemarle School (to be closed at the end of the 1969 school year) will be renovated and staffed with funds appropriated by the State, Federal and local governments. This facility, hopefully, will be ready for operation in July-August, 1969, and should help supplement the curricula now being offered by area schools --

particularly for those enrolled in adult education courses in Stanly County (511 persons in 1967).

The Division of Statistical Services of the North Carolina Department of Public Instruction has compiled significant information pertaining to the Albemarle City Schools for the 1966-67 school year. Compared to 160 administrative units in the state, the local schools information is as follows:

Per Pupil Expenditure, Local Funds

Amount per pupil \$87.60 - Rank 15 (of the 169)
(Range - Low \$12.82; High \$150.87; Median \$46.75)

Per Pupil Expenditure, All Sources (State, Federal, Local)

Amount per pupil \$403.89 - Rank 21
(Range - Low \$307.22; High \$494.33; Median \$362.04)

Taxable Property Valuation per Pupil Enrolled

Amount per pupil \$22,324 - Rank 1
(Range - Low \$3,660; High \$22,324; Median \$7,828)

Voted Supplemental Tax Collections per Pupil Enrolled

Amount per pupil \$34.43 - Rank 27
(Range - Low \$0.00; High \$99.75; Median \$24.54)

Per Cent of High School Graduates Entering College

Per cent 48.1 - Rank 35
(Range - Low 8%; High 71.1%; Median 34.8%)

Per Cent of High School Graduates Entering Trade, Business, or other Formal Training

Per cent - 20.7 - Rank 23
(Range - Low 9.0%; High 34.8%; Median 14.5%)

Pupil-Staff Ratio

Pupil-Staff Ratio - 1 to 21.9 - Rank 151
(18 rank lower)
(Range - Low 18.2; High 27.4; Median 23.6)

Number of Library Books per Pupil Enrolled

Number per pupil - 13.22 - Rank 4
(Range - Low 4.80; High 23.64; Median 8.28)

LIBRARY

The Stanly County Library has recently added another service -- for the blind and handicapped. With assistance from the North Carolina-South Carolina Regional Library for the Blind, it can now make available to the blind and handicapped a talking book service. Any individual whose sight or physical condition makes it impossible to hold or read conventional printed materials is now eligible for this service. This includes the blind and partially blind. Talking books are special long-playing phonograph records. Over 2,900 titles are now available.

The main problem is the library itself. The present building is wholly inadequate; however, plans are being formulated to relocate the old Court House and use the present site for a new library and off-street parking area.

HEALTH

Public health services are carried on in Stanly County by one doctor (and volunteer services of local doctors once a week), four nurses, two sanitarians, a dog warden, and three administrators.

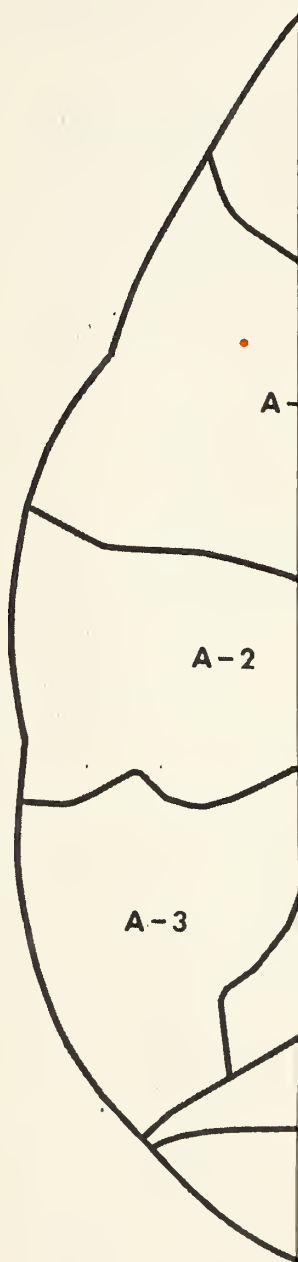
Because health problems that contribute to -- or occur as a result of -- blight appear throughout the county and are not statistically significant in the neighborhoods delineated for this study, total figures for 1967 and five months of 1968 are listed for the county as follows:

	<u>1967</u>	<u>January-May 1968</u>
Illegitimate births	55	17
Births in lower socio- economic families	234	86
Stillbirths	--	3
Patients in clinics:		
Planned Parenthood		67
Prenatal care		34
Child health		53
Mental health		N/A
Crippled children		198
TB patients discharged since 1966		24
TB skin test:		
Head Start children	450 (60% positive)	
First through 9th grades	1,596 (3.3% positive)	

The Health Department has close cooperation with teachers, the Welfare Department and doctors. Learning problems, emotional disturbances, physical disabilities, and indigency are brought to their attention. Surveys by professional personnel have revealed the causes and recommended needed remedial action. Monotony of job, lack of education, and no motivation for improvement appear quite frequently in many cases treated -- regardless of age, sex or race.

WELFARE

Location of welfare recipients can be considered as one concomitant of blight. Such recipients usually reside in areas containing low-rental housing which is frequently characterized by a general lack of maintenance, narrow streets and lots, accumulated debris, and so forth. This is generally true in Albemarle. Neighborhoods 7 and 12 rank highest number of recipients in 1968. (Area A13 ranks third but it should be noted that the 34 recipients



	<u>1967</u>	<u>January-May 1968</u>
Illegitimate births	55	17
Births in lower socio- economic families	234	86
Stillbirths	--	3
Patients in clinics:		
Planned Parenthood		67
Prenatal care		34
Child health		53
Mental health		N/A
Crippled children		198
TB patients discharged since 1966		24
TB skin test:		
Head Start children	450 (60% positive)	
First through 9th grades	1,596 (3.3% positive)	

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PUBLIC ASSISTANCE CASES



ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET
2"



Note
One dot equals one case
unless otherwise indicated

LEGEND

- OLD AGE ASSISTANCE
- AID TO THE PERMANENTLY AND TOTALLY DISABLED
- AID TO FAMILIES WITH DEPENDENT CHILDREN
- AID TO THE BLIND
- MEDICAL AID TO THE AGED

residing here are all residents of the Stanly Rest Home and therefore is not a meaningful representation.)

TABLE 2 Welfare Cases

Neighborhood	Type of Assistance					Total
	OAA ¹	APTD ²	AFDC ³	AB ⁴	MAA ⁵	
CITY: 1						0
2	5	1	1		4	11
3		1		1		2
4		1			1	2
5						0
6	2	2		2	1	7
7	6	14	4	1	3	28
8	1	1		2		4
9	3	1			1	5
10		1	1			2
11						0
12	14	18	15	3	1	51
13	5	5	2			12
14	2					2
Subtotal	38	45	23	9	11	126
FRINGE AREA: A1				1		1
A2						0
A3						0
A4			1			1
A5						0
A6						0
A7						0
A8						0
A9-A9A			1			1
A10						0
A11						0
A12			1			1
A13	20	12		2		34
					(Rest Home)	
A14						0
Subtotal	20	12	3	3	0	38
Grand Total	58	57	26	12	11	164

¹ Old Age Assistance

² Aid to the Permanently and Totally Disabled

³ Aid to Families with Dependent Children

⁴ Aid to the Blind

⁵ Medical Aid to the Aged

Source: Stanly County Welfare Department, July, 1968

POPULATION DATA

A Population and Economy Study was made for the City of Albemarle in 1964. A summary of information compiled for that report included present and projected population and economic potential. Data pertinent to this report is as follows:

1. The city has experienced a population increase for each decade over the past 60 years.
2. Outmigration of the young, productive age groups is noticable in the increasing number of non-productive persons to be supported by a decreasing productive age group.
3. The ratio of Negroes to the total population is increasing. Females outnumber males (probably due to outmigration).
4. Income levels are improving. Income is more evenly distributed in Albemarle than in Urban U.S. or Urban N.C.
5. Lack of industrial diversification is still evident and implies a lack of stability.
6. A high proportion of houses valued under \$5,000 and a lower proportion valued in excess of \$15,000.
7. New residential development is occurring in Stanly County at a rather constant rate.

Population trends by decades are shown in Table 3.

Total Population - Albemarle and Stanly County

Assuming a continuation of past trends, Albemarle should have a population of 12,556 persons by 1970 and 12,839 persons by 1980. Also, the future population will continue to have a larger proportion of females than males. By 1970 females will comprise 53.2% of the population, and by 1980 this will increase to 53.3%.

TABLE 3 Population Trends by Decades, Albemarle,
Stanly County, North and South Albemarle
Townships, and North Carolina

	Albemarle	Stanly County	North Carolina	North and South Albemarle Townships
1900 Population	1,382	15,220	1,893,810	4,274
1910 Population	2,116*	19,909	2,206,287	6,886*
Per Cent Change	53.1	30.8	16.5	61.1
1920 Population	2,691	27,429	2,559,123	12,639
Per Cent Change	27.2	37.8	30.0	83.5
1930 Population	3,493	30,216	3,170,276	14,727
Per Cent Change	29.8	10.2	23.9	16.5
1940 Population	4,060	32,834	3,571,623	16,118
Per Cent Change	16.2	8.7	12.7	9.4
1950 Population	11,798**	37,130	4,061,929	18,857
Per Cent Change	190.6	13.1	13.7	17.0
1960 Population	12,261***	40,873	4,556,155	20,197
Per Cent Change	3.9	10.1	12.2	7.1

*1910-1920 Total for 1910 includes population (6,886) of Albemarle Township, parts taken to form North and South Albemarle Townships, and parts taken, together with parts of Almond and Big Lick Townships, to form Endy Township, since 1910.

**1940-1950 Parts of North Albemarle and South Albemarle Townships annexed to Albemarle Town in 1947.

***1950-1960 Part of South Albemarle Township annexed to Albemarle Town.

Source: Population and Economy, Albemarle, N.C., p3.

The population of Stanly County should increase to 43,637 by 1970, and 46,060 by 1980. Like Albemarle, the county can also expect to have a larger proportion of females than males, 51.5% by 1970, and 51.8% by 1980.

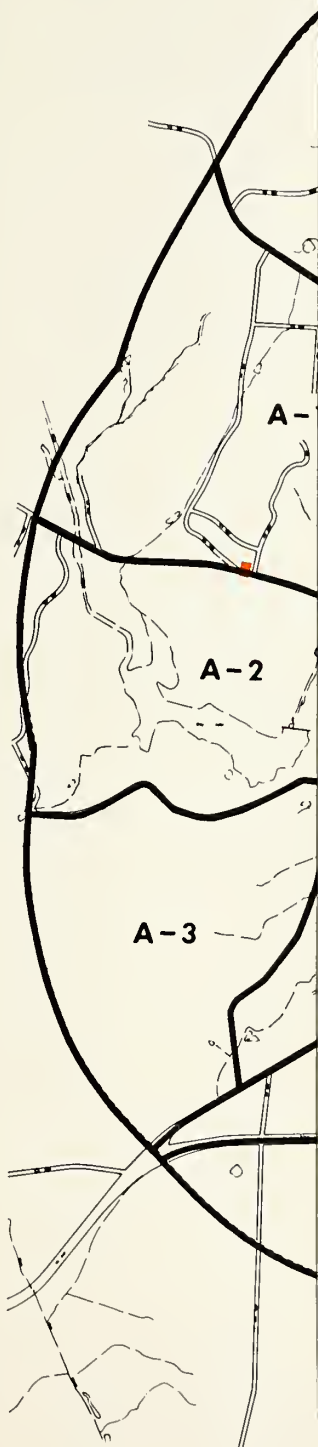
SUBSTANDARD STRUCTURES

Non-residential structural blight is primarily of a commercial character. This is not evident in four of the seven blocks comprising the central business district (Neighborhood 3). Other "outlying" areas -- e.g., West Main Street, Concord Road, East Main Street, Pee Dee Avenue, have significant concentrations of commercial blight, both in terms of structural condition and mixed land uses. (See Map 7). Progress is being made, however, with the most recent being the demolition of the old Maralise Hotel at West Main and South First Streets (the busiest intersection in the city). Also, relocation of the Court House to a site on South Second Street would serve two purposes: rid the CBD of the presently inadequate Court House and replace the South Second Street structure with a new building complex.

Industrial structural blight is infrequent in Albemarle. The most notable exception to this occurs in Neighborhood 7 where several old mills and warehouses are in need of major repair. For the most part, industrial buildings are in a fairly good structural condition, although landscaping and minor repairs are often needed.

For the purposes of this report, permanent dwellings (excluding mobile homes) were classified as to structural condition. The two classifications are defined as:

Standard: Structure that has no, or only slightly visible defects which are normally corrected by regular maintenance. Examples of slight defects are: lack of paint; slight damage to porch or steps; slight wear on doorframes, window sills or window panes; etc.



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NON-RESIDENTIAL BLIGHTED AREAS



ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET



Substandard: A structure that needs more repair than would be provided during regular maintenance or one that does not provide safe and adequate shelter in its present condition. Examples are: holes, open cracks, rotted, loose or missing materials in a section of the foundation, walls, or roof; rotted or loose window frames or sashes that are no longer rainproof or windproof, missing bricks or cracks in the chimney which are serious enough to be a fire hazard, etc.

(Map 8 identifies the areas of substandard housing.)

The Kingville Area (Neighborhood 12) has the major concentration of substandard houses -- of 644 total, 232 (36%) are substandard. Negro families occupy approximately 222 of the substandard homes.

Concentrations of substandard houses are spread throughout the city in small pockets. Most noticable are:

Area 10	28	Total	15	Substandard	(54%)
Area 12	644		232		(36%)
Area 7	595		116		(20%)
Area 13	163		32		(20%)
Area 1	176		14		(8%)
Area 2	1,027		33		(3%)

Residential structures within the city limits:

3,660 Total
 3,171 Standard (87%)
 495 Substandard (14%)

Residential structures in the fringe area:

737 Total
 650 Standard (88%)
 87 Substandard (12%)

Total planning area:

4,403 Total
 3,821 Standard (87%)
 582 Substandard (13%)

The above figures are comparatively low but the apparent concentration of low-income housing in substandard areas such as Neighborhoods 7, 10, 12 and 13, and the almost consistent existence of mixed land uses surrounding them

TABLE 4 Standard and Substandard Housing by Planning Unit and with Percentage

Neighborhood	Est. 1965 Pop.	Total Struc.	Dwelling Unit		Standard Housing		Substandard Housing		Two- Family Dwelling Unit		Multi- Family Dwelling Unit	
			Density per Acre	Net	Number	Per Cent	Number	Per Cent	Unit	Unit	Unit	Unit
CITY:												
1	560	176	2.7		162	92.0	14	8.0	3			
2	3,266	1,027	3.2		994	96.8	33	3.2	22		18	
3	86	21	7.8		19	90.5	2	9.5	2		5	
4	296	93	4.2		89	95.7	4	4.3	4		2	
5	207	65	3.3		63	96.9	2	3.1				
6	967	304	3.2		297	97.7	7	2.3	1			
7	1,892	595	3.0		479	80.5	116	19.5	11		1	
8	827	260	3.4		240	92.3	20	7.7	1		1	
9	754	237	2.9		221	93.3	16	6.7	1		2	
10	89	28	2.1		13	46.4	15	53.6				
11												
12	2,331	644	4.4		412	64.0	232	36.0	39		10	
13	518	163	3.8		131	80.4	32	19.6	3			
14	200	53	3.3		51	96.2	2	3.8	2			
Subtotal	11,993	3,666	3.3		1,171	86.5	495	13.5	90		39	
FRINGE												
AREA:												
A1	315	99	2.1		83	83.8	16	16.2				
A2	51	16	1.9		12	75.0	4	25.0				
A3	20	6	1.3		5	83.3	1	16.7				
A4	137	43	2.4		37	86.0	6	14.0				
A5	124	39	2.2		39	100.0						
A6	165	52	2.1		49	94.2	3	5.8	2			
A7	67	21	1.0		14	60.7	7	33.3				
A8	61	19	1.9		17	89.5	2	10.5				
A9	150	47	1.7		44	93.5	3	6.4				
A9A	6	2	2.2		1	50.0	1	50.0				
A10	115	36	2.1		28	77.8	8	22.2				
A11	306	96	1.7		89	92.7	7	7.3				
A12	395	124	2.3		113	91.1	11	8.9				
A13	280	88	2.4		76	86.4	12	13.6				
A14	156	49	1.8		43	87.8	6	12.2				
Subtotal	2,348	737	2.0		650	88.2	87	11.8				
Grand												
Total	14,341	4,403	3.0		3,821	86.8	582	13.2				
Source: Division of Community Planning												

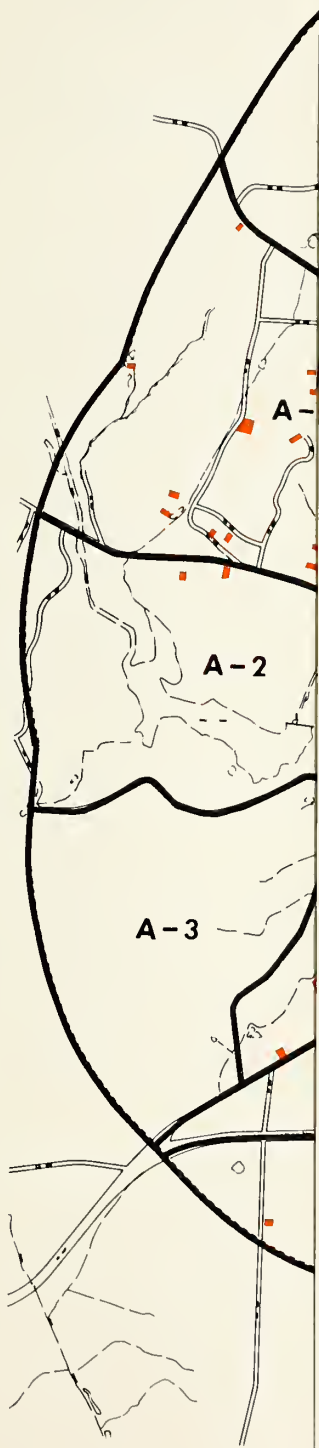


TABLE 4
Standard and Substandard Housing by Planning Unit and with Percentage

Neighborhood	Est. 1965 Pop.	Total Struc.	Unit Density per Acre	Standard Housing		Substandard Housing		Two- Family Dwelling Unit	Multi- Family Dwelling Unit
				Number	Per Cent	Number	Per Cent		
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	11								
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	14	200	53	3.3	51	96.2	2	3.8	2
Subtotal	11,993	3,666	3.3		1,171	86.5	495	13.5	90
FRINGE									
AREA:	A1	315	99	2.1	83	83.8	16	16.2	
	A2	51	16	1.9	12	75.0	4	25.0	
	A3	20	6	1.3	5	83.3	1	16.7	
	A4	137	43	2.4	37	86.0	6	14.0	
	A5	124	39	2.2	39	100.0			
	A6	165	52	2.1	49	94.2	3	5.8	N
	A7	67	21	1.0	14	60.7	7	33.3	
	A8	61	19	1.9	17	89.5	2	10.5	O
	A9	150	47	1.7	44	93.5	3	6.4	
	A9A	6	2	2.2	1	50.0	1	50.0	N
	A10	115	36	2.1	28	77.8	8	22.2	M
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Subtotal	2,348	737	2.0		650	88.2	87	11.8	

22 FRINGE

Grand

AREAS OF SUB-STANDARD & NEGRO HOUSING



ALBEMARLE
NORTH CAROLINA

0' 3000'
SCALE IN FEET



LEGEND

- NEGRO NEIGHBORHOODS
- AREAS WITH MOSTLY SUBSTANDARD HOUSING

further reflect the socio-economic status of the residents therein. Rehabilitation of the social and cultural ills and redevelopment of the physical properties are obviously needed.

MIXED LAND USES

Presence of mixed land uses can be both detrimental and beneficial. For example, the existence of randomly scattered industrial and/or commercial activities in a residential area can depreciate land values by being incompatible with area development trends, or can provide residents with employment and access to nearby shopping facilities. The most noticable result of mixed land use is that of noise, air pollution and heavy traffic volumes all accompanied by decreasing property values. Incompatible mixed land uses are not significantly evident in Albemarle planning area due, in part, to enforcement of established codes and ordinances -- e.g., zoning, subdivision regulations, etc.

The intermixture of land uses within the industrial area are problems in Albemarle. In some cases industrial districts have been poorly located. This is true in Neighborhood 2 near Montgomery Street and Smith Street, in Neighborhood 12 in the vicinity of Arey Avenue and Lundix Street; and in Neighborhood 7 near Walnut and Monroe Streets.

There are, however, certain areas along major roads in which strip development has occurred. This is extremely undesirable because it reduces the major street traffic-carrying capacities, increases hazards to traffic safety, and decreases adjacent residential property values. Strip

commercial development is evident from the central business district out West Main Street and Concord Avenue to the city limits; along US 52 from Chestnut Street north to the city limits; along East Main Street from Arey Avenue to Berry Avenue; and south of the central business district along the Norwood Highway.

Many of the older platted streets have resulted in poor design, deadends, and inadequate circulation patterns. Most of the city's street systems do not have an adequate relationship to the school and neighborhood. Major streets should not penetrate the neighborhood or pass near elementary schools and playgrounds. There is also the need for an outer-loop around the city to relieve congestion in the central business district. However, recent street improvements in conjunction with the Thoroughfare Plan are progressively remedying some of these problems.

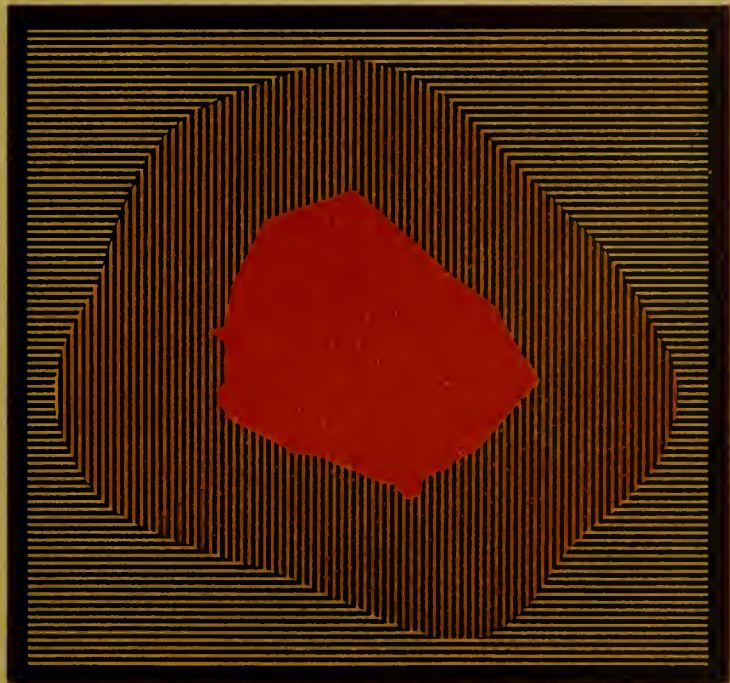
CHARACTERISTICS OF FAMILIES LIVING IN SUBSTANDARD HOUSING

The ten per cent sample survey was conducted to determine the characteristics of families affected by substandard housing in Albemarle and its one-mile perimeter area. The interviews were selected on the basis of exterior dwelling appearance and are summarized by neighborhood in following sections. It must be noted that there are numerous pockets of substandard housing in the planning area. This does not necessarily reflect overall conditions throughout any one particular neighborhood. Poor external appearance may not be indicative of the socio-economic characteristics of people residing there.

Also, the ten per cent sampling in some cases -- notably the fringe area neighborhoods -- did not produce enough interviews to be statistically meaningful. This is obvious, for example, in Neighborhood 4 in which only two interviews were made. Application of the information obtained from these cannot be reasonably assumed to be representative of the entire area, although the results can be considered representative of those people living in blighted housing.



NEIGHBORHOODS





NEIGHBORHOOD #1

Neighborhood #1 is in the northeastern section of town; it is bounded on the west by Ridge Street, the corporate limits on the north and east, and East Main Street on the south. Except for acreage located along East Main Street (zoned for business), portions of the area enclosed by Moss Springs Road, Ridge Street and Freeman Avenue, and two portions along the corporate limits line, the area is zoned for single-family residential purposes. Some of the land is used for public and semi-public purposes and approximately 35% is undeveloped. The neighborhood is served by the East Albemarle Elementary School (constructed in 1932 - 243 student capacity). Mixed land uses along East Main Street are run-down; housing immediately behind the commercial and public uses are 15 or more years old; houses on Snotherly, Cannon, Eastside, Carolyn, and Landis Streets are less than five years old; and new homes have been built within the last year on Wendover and Magnolia Streets.

Lily Street (.14 miles) is unsurfaced; 14 of the total 176 (8%) houses are substandard (west of the Fair Grounds on Lily Street); the density is 2.7 dwelling units per acre. Two fire calls occurred in 1967 and 14 vehicle accidents happened, mostly along East Main Street.

One juvenile arrest, one crime against property and one against persons were reported in the neighborhood. There are no public assistance cases in the area.

Three white families were interviewed -- two lived in owner-occupied houses and one rented. One house had three rooms and two had four or more rooms. Three houses had hot

and cold running water inside the unit, flush toilets, bathtub or shower, and city water and sewer. The average monthly rent, including utilities, was \$55, and the estimated value of owner-occupied structure was \$5,250. Four males, four females were aged: one (5-14), one (55-64) and four over 65 years old. Occupations of head of households included retired (1), textiles (1), and disabled (1) and clerk (1). Approximate family income for 1967 was \$4,500; two were collecting Social Security or retirement pay. One private automobile and one other means of transportation were reported.

NEIGHBORHOOD #2

Neighborhood #2 is in the northeastern portion of the town; bounded on the west by North First Street (US 52 North), on the north by the corporate limits, on the south by East Main Street, and on the east by Ridge Street. This is the largest neighborhood delineated. Predominant use of the land is for single-family residential. About 5% of the area is zoned for industrial use, and a Neighborhood Business Zone is on North Fourth Street between Montgomery and Cannon Streets. About 32% of the area is undeveloped. Public and semi-public and commercial uses exist along Second Street, First Street, and East Main Street. Approximately one-fourth of the land along North Second Street and a small portion surrounded by East North, Snuggs and East Main Streets are zoned commercial. The police station, Civil Defense office, Albemarle Senior High School (constructed in 1957 - student capacity 750), Central Elementary School (constructed in 1910 - student capacity 594), and Albemarle Junior High School (constructed in 1935 - student capacity 775), are located in this neighborhood.

Wiscasset Park and two small neighborhood playgrounds; Stanly County Hospital; Health Department; 22 two-family and 18 multi-family structures are located in the neighborhood. Housing in close proximity to the central business district is over 30 years old -- most of which has been converted to multiple family units. Those houses beyond the transitional section have been built within the last 5-10 years. Except for the rundown condition of some commercial properties, the neighborhood is sound. Density per acre is 3.2 dwelling units.

Auten Avenue, Cardinal Drive, one unnamed street and Yadkin Lane (.85 miles) are unsurfaced; 33 of a total 1,027 (3%) of the houses are substandard. Ten fire calls occurred in 1967, and there were 23 points where more than two accidents occurred. Two major thoroughfares carry heavy traffic volumes through the neighborhood.

One juvenile arrest, three crimes against property and six against persons were reported. There are 11 Welfare cases.

Seven white families were interviewed -- five in owner-occupied houses and two in renter-occupied houses. The seven houses had four or more rooms in each unit; one had two sleeping rooms, three had two, and four had two or more sleeping rooms. Five houses had hot and cold running water inside the unit; two had only cold water inside. Seven had flush toilets and six had a bathtub. All were on the city water/sewer lines. Monthly rent, including utilities, averaged \$37.00; estimated value of owner-occupied structures was \$3,775. Six males and ten females lived in seven houses; age breakdown was: under 5 (2);

5-14 (2); 15-24 (1); 25-34 (1); 35-44 (4); 45-54 (2); 55-64 (1); 65 and over (3). Occupation of head of household included: retired (2), textile (2), truck driver (1), baby sitter (1), mill worker (3), and carpenter (1). Two used a private automobile and three depended on other transportation to work. Approximate family income for 1967 was \$3,019; four were collecting Social Security. None were on Welfare.

NEIGHBORHOOD #3

Neighborhood #3 is in the south-central portion of town. It is surrounded by North Street on the north, Third Street on the east, South Street on the south, and the Carolina and Northwestern Railroad on the west. This is the central business district and is zoned commercial and developed for business purposes. There area is 87% developed. City Hall, Fire Department, Library, Welfare Department and Court House are located in the central business district. There are no parks or schools in this neighborhood. The need for upgrading commercial and public and semi-public buildings is apparent. Two two-family and five multi-family structures are in this neighborhood. Density per acre is 7.8 dwelling units.

There are no unsurfaced streets in the area; no fire calls to residences were reported; and more than two accidents occurred at five different points. Two of a total 21 (10%) dwelling units are substandard. Heavy traffic volumes associated with the central business district and major thoroughfares are an influence on the area.

No juvenile arrests and no major crimes against property or persons were reported.

One white family living in a rented house with four or more rooms in the unit (and two sleeping rooms) was interviewed. The dwelling had cold water only inside; had a flush toilet and a bathtub and city water and sewer. Monthly rent, including utilities, was \$40.50. Two males and one female (one aged 5-14, two 65 and over) had an average income of \$2,028 from their occupations as sales clerk (1) and retired (1) (collecting Social Security). There were no welfare cases in the neighborhood. The family used a private automobile for transportation to work.

NEIGHBORHOOD #4

This neighborhood is located almost in the center of town; it is bounded on the north by Salisbury Avenue, West North Street on the south, North First Street on the east and the Carolina and Northwestern Railroad on the west. Approximately one-half of the land is zoned for business and the other half is zoned for residential use. Other than the YMCA, there are no parks or community facilities. A small amount (19%) of the land is undeveloped. Dominated by mill-owned residences, it fringes on Neighborhood 11 which is totally industrial, and is adjacent to the Carolina and Northwestern Railroad. Housing in the neighborhood is over 25 years old; no new construction has taken place recently. Four two-family and two multi-family structures are in the area. There is no influence on the neighborhood from non-residential blight. However, major thoroughfares, downtown

bound traffic and mill traffic at shift changes compound the blighting influences of the neighborhood being associated with a textile mill and railroad environment.

There are no unsurfaced streets in this neighborhood; no fire calls to residences were reported; and there were four points where more than two accidents occurred. Four of a total 93 (4%) dwellings are substandard; density is 4.2 dwelling units per acre.

There were no juvenile arrests in the neighborhood, and no public assistance cases reported. One major crime against property was reported.

Two white families were interviewed. One dwelling had three rooms and one had four or more; one had one sleeping unit and one had four or more; two had hot and cold running water inside the house, two had a flush toilet and two had a bathtub. Two used city water and sewer. Monthly rent was \$72 (including utilities); the estimated value of the owner-occupied unit was \$3,500. Four females aged 5-14 (1), 45-54 (2) and 65+ (1) were occupied as textile worker (1) and music teacher (1). Approximate family income for 1967 was \$3,824; one was collecting Social Security. One family used a private car and the other depended on other transportation to work.

NEIGHBORHOOD #5

The neighborhood is bounded on the north by the corporate limits line, on the east by North First Street, on the west by the Carolina and Northwestern railroad tracks, and on the south by Salisbury Avenue. Almost one-half of the land is undeveloped (48%). The remainder is used for single-family residential, commercial and industrial purposes. The area is zoned for approximately one-fourth residential, one-half industrial, and approximately one-fifth neighborhood business districts. There are no community facilities, but the Albemarle Senior High, Central Elementary and Junior High Schools, Wiscasset Park, a park-playground and Efird Park are close enough to serve the area. The neighborhood is mainly undeveloped (crossed by the Winston-Salem Southbound railroad) and has a combination of industrial, commercial land uses and mill housing. A major thoroughfare (Snuggs Street) crosses the neighborhood and there are two at-grade railroad crossings.

There are no unsurfaced streets in the neighborhood; no fire calls were reported to residences, and there was one point where more than two accidents occurred. Two of a total 65 (3%) dwellings are substandard; density per acre is 3.3 dwelling units.

There were no juvenile arrests reported; no public assistance cases are present. One major crime against property and four against persons are on record.

One white family and one Negro family were interviewed. One lived in an owner-occupied unit and the other rented. Both houses had four or more rooms (two sleeping

rooms); one had hot and cold running water inside, the other had only cold water inside. Two had a flush toilet; one had a bathtub; both used city water and sewer. The monthly rent, including utilities, was \$50; value of the owner-occupied structure was \$2,500. Three males and four females aged: 5-14 (1), 15-24 (2), 35-44 (2), 65+ (2), were employed as textile worker (1) or retired (1). Approximate family income for 1967 was \$3,200, and one was collecting Social Security. One family used a private automobile for transportation to work.

NEIGHBORHOOD #6

In the shape of a triangle, the neighborhood is bounded by the corporate limits on the north, Salisbury Avenue on the west, the Winston-Salem Southbound railroad tracks on the southeast, and the Carolina and Northwestern railroad tracks on the east. More than one-half of the land is developed for single-family residential purposes. Other present uses are industrial and public-semi-public. A large portion of the neighborhood is undeveloped. Except for one small area zoned for industrial use and an even smaller area zoned for commercial use, the neighborhood is entirely residential. Overall development utilizes approximately 65% of the land area. There are no significant external influences of non-residential blight in the area. Lower income families live in the textile mill housing. Wiscasset Mill owns these houses and maintains them very well (mostly 30-40 years old). More recent construction (10 years or less) of housing in the area bounded by Riley, Snuggs and Hilltop Streets has been taking place. There is one two-family dwelling in this neighborhood. Wiscasset Ball Park is also in the area.

Three fire calls and one point where more than two accidents occurred were reported. Parker Street, Moose Street and an unnamed street (.71 miles) are unsurfaced. Seven of a total 304 (2%) dwelling units are substandard; density per acre is 3.2 dwelling units. A major thoroughfare (Snuggs Street) crosses the neighborhood, and Ash Street (a collector) bisects Snuggs Street. Neighborhood 6 has the lowest percentage of substandard houses.

No juvenile arrests were reported but there were five major crimes against property and seven against persons. There are seven Welfare cases in the area.

Five white families were interviewed. Four lived in owner-occupied structures and one rented. One dwelling had three rooms, one had four or more; one had one sleeping room; two had two sleeping rooms. Five dwelling units had hot and cold running water inside the house with a flush toilet and bathtub and access to city water and sewer. The monthly rent, including utilities, was \$43; estimated value of owner-occupied structures was \$2,937.50. Seven males and eight females aged: under 5 (2), 5-14 (1), 15-24 (2), 25-34 (2), 35-44 (1), 45-54 (2), 55-64 (1), 65+ (4) were occupied as meat cutter (1), textiles (2), retired (4), knitters (2). Approximate family income for 1967 was \$4,028; five were collecting Social Security. Five travelled to work by private auto.

NEIGHBORHOOD #7

This neighborhood is located west of the railroad on the northwest. It is bounded on the west by the corporate limits, on the south by the Concord Road and West Main Street, on the east by the Winston-Salem Southbound railroad tracks, and on the north by Salisbury Avenue. The land is used primarily for residential purposes. Eleven two-family and one multi-family structures, public and semi-public (including 10th Division Headquarters of the North Carolina State Highway Commission), industrial and commercial uses are located in the area with the appropriate zoning. North Albemarle Elementary School (constructed in 1949 - student capacity 432), a park-playground and Efird Park serve the area. Some of what was formerly mill housing is now owner-occupied and is encircled by Greenwood, Columbus, Elm and Pennington Streets. Structures average about 30-40 years old and are mostly substandard and poorly maintained. Housing owned by Wiscasset Mill, south of Greenwood to the neighborhood boundary lines, is much better maintained than most of the privately owned properties although most of the houses are 30-40 years old. About 60% of the land is devoted to single-family residential, 15% to commercial, public and semi-public and industrial, and 25% is undeveloped. Non-residential blight is evidenced by run-down commercial uses along Concord Road (NC 73) and West Main Street. Within the neighborhood there are several commercial and industrial uses that need repair and upgrading to reduce their effect on residential areas.

Fifteen fire calls were reported; eight points had more than two accidents. Three unnamed streets, Monroe Street and Hill and Long Streets (1.05 miles) are unsurfaced. Almost 20% (116 of a total 595) of the dwellings are substandard;

density per acre is 3.0 dwelling units. A major thoroughfare (Carolina Avenue) cuts through the neighborhood.

Nineteen major crimes against property and 11 against persons were reported. There are 28 Welfare cases.

Twenty-eight white families were interviewed. Nine lived in owner-occupied structures and 19 rented. Four of the structures had three rooms, 25 had four or more; one had four sleeping rooms, 15 had two, 8 had three, and one had four or more. Hot and cold running water were in 20 units, eight had only cold water inside, and one had no running water. Flush toilets were in 27 units, one had none; 24 had a bathtub and four had none; all but one were connected to city water and sewer. Monthly rent averaged \$42.89; estimated value of owner-occupied structures was \$3,717.77.

Forth-three males and 45 females aged under 5 (12), 5-14 (14), 15-24 (18), 25-34 (6), 35-44 (10), 45-54 (18), 55-64 (9), 65+ (16), occupied the 28 houses visited. Occupations included: textile (6), retired (4), disabled (4), projectionist (1), highway department (2), furniture (3), carpenter (1), domestic (1), gardner (1), taxi driver (1), laborer (1), plumber (1), cashier (1), laundry (1). Approximate family income for 1967 was \$3,566; 19 were collecting Social Security and three were collecting Welfare. Nine drove to work in a private automobile and 22 depended on other transportation.

NEIGHBORHOOD #8

This neighborhood is bounded on the northeast by Concord Road, the southwest by the corporate limits line, and the southeast by West Main Avenue. Except for highway businesses along Concord Road, some neighborhood businesses, and two industrial uses, single-family residences dominate the neighborhood. There are two multi-family structures, industrial, public and semi-public and commercial land uses but no schools or parks. West Albemarle Fire Station, the N.C. Highway Patrol Station and the City Quarry are located in the area. Houses north of and southeast of West Main Street are between 20 and 30 years. No non-residential structures influence blighting characteristics on the neighborhood, but the older section (Oakwood Park) is beginning to show signs of deterioration. There is a new subdivision with houses under construction. The City Quarry (western section of the neighborhood) is far enough removed from the residential development to avoid having a blighting affect.

Two fire calls to residences were reported; there were no points at which more than two accidents occurred. Twenty of a total 260 (8%) dwellings were substandard; density per acre was 3.4 dwelling units. A major thoroughfare (West Main Street Extension) bisects the neighborhood. Fourth Avenue (.09) miles is unsurfaced.

Four major crimes against property and three against persons but no juvenile arrests were reported. Four families were receiving public assistance.

Eight white families were interviewed; three lived in owner-occupied dwellings and five rented. Eight structures had four or more rooms; six had two sleeping rooms and two had three sleeping rooms; six had hot and cold running water

inside; two had only cold water; six had a flush toilet and bathtub, two did not. All were served with city water and sewer. Monthly rent, including utilities, was \$41.10; estimated value of owner-occupied structures, \$4,866.

Sixteen males and 14 females were aged: under 5 (3), 5-14 (3), 15-24 (8), 25-34 (3), 35-44 (3), 45-54 (3), 55-64 (6), 65+ (1). They were employed as: textile workers (5), disabled (2), painter (1), manufacturing (1), sales clerk (1), textile mill (4). Six travelled to work in a private automobile, two depended on other transportation. Approximate family income for 1967 was \$3,841.71; three were collecting Social Security.

NEIGHBORHOOD #9

Neighborhood #9 is located in the southwest portion of town. It is bounded on the north by West Main Street, on the northwest by West Main Avenue, on the south by the corporate limits and on the east by the Winston-Salem Southbound railroad tracks. Zoning is divided almost equally between residential and industrial. There is a small strip of business activity to the north. Land is used primarily for single-family and two-family residences, public and semi-public, and commercial purposes. More than half (56%) of the land is undeveloped. West Albemarle Elementary School (constructed in 1935 - student capacity 297) and the Baptist Home are located in the area. A transitional area, with homes 10-30 years old (and run-down) exists along Harwood, Old Charlotte, West Main and the railroad tracks; better maintained houses (10-30 years old) are located along West Main, Old Charlotte, and Coble Streets; a new area has developed on Fernwood Drive, Hazelwood

Drive and Cameron Drive within the last five years (facing NC 27 Bypass).

Three fire calls to residences and two points where more than two accidents occurred were reported. Sixteen of a total 237 (7%) dwelling units are substandard; density per acre is 2.9 dwelling units. Coy Street (.09 miles) is unsurfaced. Coble and Old Charlotte Road (collector streets) carry traffic volumes through the area where older homes are located.

There were three major crimes against property and six against persons, but no juvenile arrests. Five families are collecting Welfare.

Four white families were interviewed. Three families owned their homes and one rented. All of the houses had hot and cold running water inside with flush toilets and bathtubs and were served with city water and sewer. Monthly rent, including utilities, was \$57.00; estimated value of owner-occupied structures was \$2,300.

Three males and four females were aged: 15-24 (1), 55-64 (4), 65+ (2). Occupations were: hospital (1), retired (3), textiles (2). One used a private automobile and the other a bus for transportation to work. Approximate family income for 1967 was \$2,250; five were collecting Social Security or retirement pay.

NEIGHBORHOOD #10

Located in the southern portion of town, it is bounded on the north by West Main Street, the Winston-Salem Southbound railroad tracks on the west, South First Street on the east, and NC 27 Bypass on the south. The neighborhood is almost totally zoned for industrial uses; however, commercial, public and semi-public and single-family residences are present. About 14% of the land is undeveloped. The area is bisected by the Carolina and Northwestern railroad tracks, is mainly an industrial and warehousing area (lumber yard and finishing plant, feed mill), and has some strip commercial development. The area is subject to heavy dust and odors. The City Warehouse and the industrial and commercial development along the railroad tracks should be upgraded to reduce the affects of blight on the neighborhood.

One fire call to a residence was reported. Two points were the scene of more than two accidents. Fifteen of a total 28 (54%) dwelling units are substandard; density is 2.1 dwelling units per acre. This neighborhood is bisected by the Northwestern Railroad and is crossed by a major thoroughfare (Aquadale Road) on the south.

One major crime against property occurred in 1967. Two families receive public assistance.

The three white families interviewed live in rented houses. The structures had four or more rooms, two sleeping rooms in each. All had hot and cold running water inside the housing unit with a flush toilet and bathtub and were served by city water and sewer. Monthly rent, including utilities, averaged \$43.00.

Four males and five females were aged: under 5 (1), 5-14 (2), 15-24 (1), 35-44 (1), 45-54 (1), 55-64 (2), 65+ (1). Occupations included: laundry (1), retired (1), textile (1), service station (1). Approximate family income for 1967 was \$1,670; two families were collecting Social Security or retirement pay. Two families depended on bus or other means of transportation.

NEIGHBORHOOD #11

Centrally located with the Winston-Salem Southbound railroad tracks on the west, Carolina and Northwestern railroad on the east and West Main Street on the south, the area is used and zoned for industrial purposes (textile mills). A small business area is in the southern portion and a small portion (6%) is undeveloped. There are no schools, parks or houses in the neighborhood. No interviews were conducted.

NEIGHBORHOOD #12

Neighborhood #12 is known as "Kingville" or South Albemarle. It is bounded on the north by East Main Street, on the south by NC 27 Bypass, on the east by Coggins Avenue, and on the west by South First Street. Predominant zoning of the area is residential, but there are also areas of industrial, neighborhood commercial and highway commercial zoning. Approximately one-half of the land is zoned for residential; a large portion (40%) is undeveloped. Commercial, public and semi-public, multi-family and industrial uses are present.

Community facilities are the Kingville Branch Library and the South Albemarle Elementary School. South Albemarle Elementary School was originally constructed in 1936 and was formerly known as Kingville School (student capacity of 567). This school is to be closed in June, 1969, by the Albemarle Board of Education and will be reopened as a supplementary and adult education facility.

Most of the housing in the area is 25-50 years old, but a new development encircled by Colston, Spalding, Waddel, and Lundix Streets has houses from 1-10 years old. Low to middle income families (predominantly Negro) occupy the housing. There are 39 two-family dwellings and 10 multi-family units.

Fifteen fire calls to residences were reported, and eight points where more than two accidents occurred are on record. Unsurfaced streets (1.59 miles) are Adelaide, Armfield, Grant, Hillside, Lande, four unnamed streets, Dunlap and Beale, Waddel Drive, Summit Avenue, Thomas and Center Streets. Commercial and industrial uses are mingled with residential uses. Two major thoroughfares, South Second Street and Arey Avenue, pass through the neighborhood as well as the collector streets Gibson, Lennox, South Cotton Avenue, Wall Street and Summit Avenue. Blight appears in the commercial uses along East Main Street and in neighborhood commercial outlets. Substandard houses numbered 232 of a total 644 (36%); density per acre is 4.4 dwelling units.

Fifteen juvenile arrests were made; 34 major crimes against property and 39 against persons were reported. Fifty-one cases of public assistance are: 16 Aid to Families with Dependent Children, 14 Old Age Assistance, 18 Aid to Permanently and Totally Disabled, and 3 Aid to the Blind.

Thirty-four Negro families were interviewed. Twelve houses were owner-occupied, 21 were rented. Thirty of the houses had four or more rooms; two had three, one had two and one had one. Twenty-three houses had two sleeping rooms, nine had three and two had one. Nineteen had hot and cold running water inside the housing unit, fifteen had only cold water inside. Thirty-four had flush toilets, 25 had a bathtub and nine had neither. Thirty houses were supplied with city water and all had city sewer. Monthly rent, including utilities, averaged \$38.30; estimated value of owner-occupied structures was \$7,100 (average).

Sixty-one males and 72 females were aged: under 5 (21), 5-14 (35), 15-24 (21), 25-34 (15), 35-44 (19), 45-54 (23), 55-64 (7), 65+ (2). Thirty-eight children were enrolled in school. Occupations of head of household were: pastor (1), textiles (7), poultry (1), retired (3), disabled (2), service station (1), teacher (1), laborer (1), machine operator (1), truck driver (1), hospital (1), cafeteria (1), bricklayer (1). Twenty-seven had private automobiles, six depended on other means of transportation. The approximate family income for 1967 was \$4,158; nine were collecting Social Security or retirement pay; three were collecting Welfare.

NEIGHBORHOOD #13

Neighborhood #13 is bounded on the north by East Main Street, the west by Coggins Avenue and the east by the corporate limits. Zoning is primarily for residential use. There is, however, a small strip zoned for business along East Main Street. Commercial, industrial, public and semi-public, and

multi-family residences are present in the area. About 60% of the land is developed. The houses average 15 years or more in age -- and are "extensions" of "Kingville" and the low to below average income families.

No fire calls were reported. There were three points where more than two accidents occurred. Unsurfaced streets (.6 miles) are Crowell Avenue, Hinson Street, Groves Avenue, Lincolnton and Stanly Streets. Thirty-two of a total 163 (20%) of the houses are substandard; density per acre is 3.8 dwelling units. Three collector streets, Bell and Amhurst cross the neighborhood.

One juvenile arrest, four major crimes against property and five against persons were reported. Twelve families receive Welfare payments.

Seven Negro families were interviewed. Six structures have four or more rooms, one had three; two have three sleeping rooms, four have two and one had one. One has hot and cold running water inside the unit, five have only cold water, and one has running water on the property but not inside the unit. One had a flush toilet and bathtub; the other six had neither. All seven were served with city water and sewer. Average monthly rent, including utilities, was \$33.00.

Twenty-two males and 25 females were aged: under 5 (14), 5-14 (14), 15-24 (11), 25-34 (3), 35-44 (3), 45-54 (2). Seventeen children were enrolled in school. Occupations included: machine operator (1), textiles (3), City (1), steel (1), Country Club (1), Baptist Home (1), domestic (1). Six had private automobiles and three depended on other means of transportation. The approximate family income for 1967 was \$4,100. One family was collecting Social Security or retirement pay.

No major crimes or juvenile arrests were reported.

NEIGHBORHOOD #14

This neighborhood is bounded on the north by NC 27 Bypass, the southwest and southeast by the corporate limits. Zoning is primarily for residential purposes. Other zoning is located in the southwest portion for neighborhood commercial and industrial purposes. Land usage is primarily undeveloped (71%), although there are uses for public and semi-public, single-family residential, and one area of commercial development. The area, although sparsely developed, is mostly residential. Homes are ten years or older and are occupied by low to middle income families. A new residential area -- Ross Hills with 12-15 single-family units -- is developing.

No fire calls to residences were on record. There was one point where more than two accidents occurred. Canterbury Road, and Hastings Drive (.45 miles) are unsurfaced. Two of the 53 houses (4%) are substandard; 3.3 dwelling units density per acre. One major thoroughfare (US 52) crosses the neighborhood. A small portion of NC 27 Bypass is in the area. No residential interviews were made. There were two cases of Welfare assistance.

FRINGE AREA OF ALBEMARLE (Extends
one-mile from the corporate limits
in all directions)

(Note: City sewer is not currently available to residential units located outside the corporate limits. This is a policy of the City Board of Commissioners. City water is available in certain areas (mainly on the north side of the city limits), but present policy does not permit extension of lines to serve additional dwellings. Existing lines extending beyond the corporate limits are for the most part main transmission lines or industrial supply lines.)

NEIGHBORHOOD A1

The neighborhood is located outside the corporate limits to the west. It is bounded on the north by Pennington Road, the west by the one-mile limit, and the south by the Concord Road, and east by the corporate limits line. Zoning is predominantly residential. Most (87%) of the land is undeveloped; industrial and commercial uses front on Concord Road. Most of what were formerly mill-owned houses (40 years old) are now owner-occupied and are run-down. New developments have occurred in the northern section of the area. This is a combination "low-income-average-income" neighborhood. There are no school or park facilities here. Density is 2.1 dwelling units per acre.

Sixteen of a total 99 (16%) dwelling units are substandard. There was one family receiving public assistance, Aid to the Blind.

Four white families were interviewed. Three lived in owner-occupied structures, one rented. The four houses had

four or more rooms; two had two bedrooms, two had three. One had hot and cold running water inside the house, two had only cold water inside, and one had no running water. One unit had a flush toilet and bathtub, the other three had neither. One structure had city water, two used an individual well, and two had outside privy. Monthly rent, including utilities, averaged \$33.50; owner-occupied structures averaged \$2,700 in value. Eight males and six females were aged: under 5 (2), 5-14 (2), 15-24 (5), 25-34 (1), 45-54 (1), 55-64 (2), 65+ (1). Three children were enrolled in school.

Occupations were: textiles (2), sheet metal businessman (1), plumber (1), husbands helper (1). Three had private cars for transportation, one used a taxi. Approximate family income in 1967 was \$5,196.50. One person was collecting Social Security.

NEIGHBORHOOD A2

West of Albemarle, the neighborhood is bounded on the north by the Concord Road, the south by SR 1267, the west by the one-mile limit and the east by the corporate limits. The area is zoned residential -- but most of the neighborhood has not yet developed for urban use. There is a section of industrial use in the northern portion and a small public and semi-public use. There are no school or park facilities. The water treatment plant and City Lake are located just beyond the corporate limits. The influence of two mills, treatment plant, City Lake and Quarry, and substandard housing do nothing to enhance this area. Density is 1.9 dwelling units per acre. Four of 16 (25%) houses are substandard.

Two interviews were conducted with white families. One owned his house, the other rented. Both had four or more rooms and both had three sleeping rooms. Hot and cold running water were inside one unit, the other had no running water. One had a flush toilet and bathtub, the other had neither and depended on an outside privy. Monthly rent was \$20; estimated value of owner-occupied structure was \$7,000.

Four males and five females were aged: under 5 (1), 5-14 (1), 15-24 (3), 25-34 (1), 45-54 (1), 55-64 (2). Three children were in school. Occupations were: construction worker (1), textiles (1), construction helper (1). Two had private automobiles. Approximate family income for 1967 was \$5,500. One person was collecting Social Security.

NEIGHBORHOOD A3

Neighborhood A3 is located southwest of town. It is bounded on the north by SR 1267, the west by the one-mile limit, and the east by SR 1268. The area is zoned for residential use and most of the development has been for this purpose except for a small area of commercial outlets in the southern portion. The majority of the land is undeveloped and is wooded farm land with one private road. There are no school or park facilities in the area. Density is 1.3 dwelling units per acre. One of six (16%) is substandard.

Two crimes were committed against property, and two against persons.

NEIGHBORHOOD A4

The area is bounded on the west by Poplin Grove Church Road, on the north by West Main Street Extension, on the east by the corporate limits and Long Creek, and by West Main Avenue (Charlotte Road) on the southeast. Zoned for residential use, there are some industrial, commercial and public and semi-public uses present; however, much of the land is undeveloped. There are no school or park facilities located here. Farm-type houses, bottom land and woods typify the area on the north. Low to middle income families occupy the housing units. Density per acre is 2.4 dwelling units.

Some retail and industrial uses along West NC 27 are poorly maintained and add blight to the neighborhood. Six of 43 (14%) houses are substandard. One family receives Aid to Families with Dependent Children.

Four interviews were conducted with white families. Three lived in owner-occupied structures, one rented. Four had four or more rooms, one had one sleeping room, three had two. One structure had hot and cold running water inside the unit, three had only cold water inside. Three had flush toilet, one did not. Two had bathtub or shower, two did not. Four depended on wells; one used an outside privy. Monthly rent, including utilities, was \$36; average value of owner-occupied structures was \$2,833.

Six males and seven females were aged: under 5 (2), 15-24 (2), 35-44 (2), 45-54 (1), 55-64 (1), 65+ (1). No children were in school. Occupations included: retired (1), plumber (1), disabled (1), practical nurse (1), farm labor (1), mechanic (1), textiles (1). One family had a private car. Approximate family income for 1967 was \$3,291; five collecting Social Security or retirement pay.

NEIGHBORHOOD A5

Neighborhood A5 is bounded on the northwest by Charlotte Road (leading to West Main Avenue), the one-mile fringe limit line on the southwest, N.C. 27 Bypass on the southeast, and the city limit line on the northwest. The area is mostly zoned for residential purposes but there are some commercial and industrial areas. Approximately one-half of the land is undeveloped. Low middle income residences, city maintenance shops and commercial outlets characterize the neighborhood. No schools or parks are in the area. A major thoroughfare has been proposed for Neighborhood A5. None of the 39 dwellings is substandard. Density per acre is 2.2 dwelling units.

One white family was interviewed. They lived in an owner-occupied structure with four or more rooms and two bedrooms. Only cold water was inside the unit; there was no flush toilet and no bathtub and they depended on a well. The estimated value of the structure was \$2,000.

Three males and two females were aged: 5-14 (3), 25-34 (1), 35-44 (1). Three children were in school. As a farm laborer the approximate family income for 1967 was \$4,200. The family had a car.

NEIGHBORHOOD A6

Located in the south portion of the fringe area, it is bounded by NC 27 Bypass on the north and west, the one-mile limit line on the south, and Aquadale Road on the east. The land is zoned for residential and light industrial purposes, but there are public and semi-public, industrial and commercial

purposes present. For the most part, the area is undeveloped. The sewage treatment plant is located on Little Long Creek, and a State prison camp and prison shop are important features of the area. The neighborhood is characterized by one section of above average homes in Wesley Heights, lower priced homes in the eastern portion of the area and average homes in the western section. There are no schools or parks within the neighborhood. Density is 2.1 dwelling units per acre.

Three of 52 (6%) houses are substandard. One major crime against property was reported.

Two Negro families were interviewed. One owned the house, the other rented, both had four or more rooms, one with two sleeping rooms and one with three sleeping rooms; neither had running water, flush toilet or bathtub. One family had a well, one had a privy and "takes water from the store." Estimated value of owner-occupied structure was \$1,500; rent for the other was unknown.

Eight males and six females were aged: under 5 (3), 5-14 (6), 15-24 (1), 25-34 (1), 45-54 (4). Five children were in school. Occupations included: textile (1), domestic (2), laundry worker (2), disabled (1). One family used a private automobile for transportation. Approximate family income for 1967 was \$1,603; one was collecting Social Security or retirement pay.

NEIGHBORHOOD A7

Neighborhood A7 is located in the southcentral portion of the fringe area. It is bounded on the northeast by US 52, the city limits on the north, Aquadale Road on the west and the one-mile fringe limit line on the south. There are public and semi-public, single-family residences, and commercial uses in the area -- which is generally undeveloped. A7 shares Rock Creek Park with Neighborhood 14 - but there are no schools. Low middle-income type housing is in the western portion and some of the same type is located along the boundary streets. There are several small retail businesses that are rundown, and except for one abandoned railroad (Northwestern) and the Winston-Salem Southbound, the remainder of the area is vacant farmland and wooded. Seven of the 21 (33%) houses are substandard. Density per acre is 1.0 dwelling units. Two crimes against property were reported.

The three white families interviewed lived in owner-occupied structures. All had four or more rooms, one had one bedroom, and two had three; all had hot and cold running water inside the unit, with flush toilets and bathtub. One used city water, the other two had individual wells. Estimated value of the structures was \$3,000.

Four males and two females were aged: 15-24 (2), 35-44 (1), 45-54 (3). Occupations were: cafe worker (1), textiles (1), dye plant (1). Two families had private automobiles. Approximate family income for 1967 was \$2,195; two were collecting war pensions.

NEIGHBORHOOD A8

This area is located southeast of the town of Albemarle. It is bounded on the north by the corporate limits, the west by US 52 South, the south by the planning area boundary, and the east by Country Road. The neighborhood is zoned for residential purposes, but there are public and semi-public uses present. The Albemarle Airport and a small amount of neighborhood commercial businesses are in this neighborhood. Houses facing Norwood Road are of the average type. Density per acre is 1.9 dwelling units. Two of nineteen houses (11%) are substandard. Two crimes against property and one against persons were reported.

No interviews were made in this neighborhood.

NEIGHBORHOOD A9

A9 is located in the southeastern portion of the planning area. It is bounded by NC 27 Bypass on the northwest, Country Road on the west, the one-mile fringe limit line on the east, and the Raleigh Highway (NC 27 and 73) on the north. The land is used for single-family residential, commercial and industrial, and public and semi-public uses. The area, mostly undeveloped, is zoned for residential purposes. There are no schools or parks. Middle-income type housing, two salvage yards, several retail businesses, and the VFW clubhouse characterize the area. Three of 57 (6%) houses are substandard. One family receives public assistance. Density is 1.7 dwelling units per acre.

Two white families, living in their own homes, were interviewed. One structure had three rooms and two bedrooms;

one had four or more rooms and two bedrooms. Neither had running water, flush toilet or bathtub and depended on neighbors' wells and an outside privy. Estimated value of owner-occupied structures was \$900.

Three males and two females were aged: 5-14 (1), 55-64 (3), 65+ (1). One child attended school. Occupations included: junk hauler (1), mows yards (1), babysitter (1). One family had a private automobile for transportation. Approximate family income for 1967 was \$742 and two families were collecting Welfare.

NEIGHBORHOOD A9A

This neighborhood is located in the eastern portion of the planning area and is bounded on the northwest by the corporate limits and on the southeast by NC 27 Bypass. This is the smallest area of the study. It is zoned for residential use and is undeveloped. There are no community facilities (e.g., schools, parks, etc.). Density per acre is 2.2 dwelling units. One of the two houses is substandard (50%). No interviews were conducted.

NEIGHBORHOOD A10

Located in the east central portion of the planning area this neighborhood is bounded on the north and west by NC 740, on the south by the Raleigh Highway (NC 27 and 73), and on the north and east by the one-mile fringe limit line. Most of the land is undeveloped; however, there are commercial and public and semi-public uses. The area is characterized by average type houses on Anderson Grove Church Road, retail out-

lets and a transfer company, and vacant farmland. There are no schools or parks in the neighborhood. Density is 2.1 dwelling units per acre. Eight of the 36 (22%) houses are substandard.

Two white families were interviewed. One was an owner-occupied structure and the other was rented; both had four or more rooms; one had two sleeping rooms and the other had one. One structure had only cold water inside; the other used water drawn from a well through a hose to the house. Neither house had a flush toilet or bathtub and both used outside privies. The monthly rent, including utilities, averaged \$33.33. The estimated value of the owner-occupied structure was \$1,000.

Two males and two females were aged: 15-24 (1), 45-54 (1), 55-64 (1), 65+ (1). Occupations included: farmer and Oil Company employee (1), retired (1), disabled (1). One family had a car. Approximate family income for 1967 was \$2,056, and two were collecting Social Security or retirement pay.

NEIGHBORHOOD A11

The neighborhood is bounded on the north and west by Ridge Road, the southwest by the corporate limits, NC 740 on the southeast, and the one-mile fringe limit line on the northeast. Land is used for single-family residential, public and semi-public, industrial, and commercial purposes. The area is zoned for residential purposes, and typical of the fringe area, it is mostly undeveloped. A municipal park-playfield to be developed in conjunction with a Junior High School on Ridge Road has been proposed for the area -- but no community facilities are presently located here. Average type housing is located on Eastwood Park, the Fairgrounds and the Army Reserve Building characterize the area. Density is 1.7 dwelling units

per acre. Seven of a total 96 houses (7%) are substandard. No interviews were conducted in this area.

NEIGHBORHOOD A12

This neighborhood is located north of the corporate limits, is bounded on the north by the one-mile fringe limit line, the south by the corporate limits, the west by US 52 North, and the east by Ridge Road. The area is undeveloped -- except for some small commercial (along US 52), industrial and semi-public purposes. The area is zoned residential and contains above average homes in the northeastern section; average homes are located on Pennington Ferry Road. Substandard houses are located west of the railroad tracks that bisect the neighborhood. No schools or parks are located here. Density per acre is 2.3 dwelling units. Eleven of 124 (9%) of the houses are substandard. One family receives Welfare Assistance. Four crimes against property and one against persons were reported.

Two interviews were conducted. Both were white families and lived in their own homes with four or more rooms -- one with two sleeping rooms, the other with three sleeping rooms and both with hot and cold running water inside with flush toilets and bathtubs. Both houses used wells. Estimated value of the houses was \$1,425.

One male and two females were over 65 years of age and retired. They had an automobile and averaged \$1,470 income for 1967. Three persons were collecting Social Security or retirement pay.

NEIGHBORHOOD A13

Bounded on the north by the one-mile fringe line, the south by the corporate line, and the west by Salisbury Avenue, and the east by US 52 North, this area is located north of the corporate limits. Most of the land is undeveloped. Single-family residential, commercial and industrial uses are present. Houses are more than 20 years old and are substandard. Below average to average housing is located on US 52; the streets are poorly platted and maintained. A trailer is now being installed. There are no community facilities. Density per acre is 2.4 dwelling units.

Twelve of 88 (14%) houses are substandard. Two crimes by juveniles and three crimes against persons were reported. No interviews were conducted in this neighborhood.

NEIGHBORHOOD A14

Area A14 is located in the northwestern portion of the planning area and is bounded on the north and west by the one-mile fringe limit, the south by SR 1401, the southeast by the corporate limits, and the northeast by Salisbury Avenue. The area is zoned for residential purposes, is used for single-family residences, and is mostly undeveloped. There are no community facilities (e.g., schools, parks, etc.). New housing on Mann Road, and average housing (20-25 years old) along Pennington Road and vacant land characterize the area. Density per acre is 1.8 dwelling units.

Six of 49 houses (12%) are substandard. A major thoroughfare has been proposed for construction in the southeastern portion of the area.

One family is on Welfare; two juvenile crimes, two crimes against property and two against persons were reported.

EVALUATION

The data obtained from the analyses of neighborhoods on an individual basis does not clearly define any particular areawide pattern of blight. Therefore, the results of the sample survey have been totalled in order to be more representative of all substandard dwellings throughout the Albemarle planning area. The following evaluation is presented, therefore, to afford an overall view of the existing socio-economic pattern.

- 43% are homeowners
- 68% are white
- 90% have four or more rooms
- 91% have more than one bedroom
- Average family size was 3.5 persons per housing unit
- 61% have hot and cold running water; 31% have cold only and 8% have neither
- 81% have flush toilets
- 73% have a bathtub or shower
- Average monthly rent, including utilities, is \$42
- Estimated value of owner-occupied structure is \$3,227
- 52% of the residents are female
- 106 children (of a total population of 475) were enrolled in school
- The textile industry is the major employer
- 70% of the employed used automobiles for transportation to work
- 1967 average family income was \$2,730
- 15% of the residents are collecting either OASI or retirement
- 2% of the residents are receiving Welfare assistance.

The survey form (and totals) are reproduced in the Appendix. However, the following should be noted:

- Owner-occupied units predominated in Neighborhoods 1, 2, 6, 9, 14, A1, A4, A7, A9, and A12. Substandard structures are predominant in areas 7, 10, 12, 13, A2, A7, A9, and A10. A general assumption is made, therefore, that absentee ownership is a major cause of deterioration.
- Of the families interviewed, Negroes were in the minority. However, in Neighborhoods 12, 13, and A6, all (42) interviewed were Negroes. Again, rental housing units are in the majority (29 of the 42) -- further evidence of the problems associated with absentee ownership.
- Overcrowding (more than one person per room and/or bedroom) was not overly evident. The notable exception was Neighborhood 12 in which 133 persons live and sleep in 129 rooms -- about 1.03 rooms per person and 1.8 persons per sleeping room.
- All city residents had inside running water but 34 of 108 families had cold water only. Twenty-four have neither bath or shower, and nine had no flush toilet. Fringe area interviewees reported, of 28 total, seven without running water, eight with cold water only, fifteen with neither bathtub or shower, and fourteen did not have flush toilets.
- Average rent, including utilities, ranged from a low of \$20 (Neighborhood A2) to a high of \$72 (Neighborhood 4). Those neighborhoods having the highest percentage of substandard units average about \$38 monthly -- which is not excessive. Estimated value of owner-occupied units ranged from \$900 (Neighborhood A9) to \$7,100 (Neighborhood 12).
- Age breakdown indicates groups 5-14, 15-24 and 55-64 have the largest number -- indicative of the exodus of productive workers.
- Average family income ranged from \$742 (Neighborhood A9) to \$5,196 (Neighborhood A1); however, Neighborhoods 1, 2, 4, 5, 6, 7, 8, 12, 13, A1, A2, A4, A5, A13, and A14 (15 of 28 neighborhoods involving 113 families) had

average incomes higher than the poverty level of \$3,000 -- evidence that poor management of income is contributing to place and condition of residency.

-- Only 8 of the 136 families qualify for assistance from the Welfare Department -- indicating that many indigents do not qualify for public welfare assistance.

The foregoing reveals that no particular pattern has occurred in the socio-economic indices. Although substandard structures are more evident in Neighborhoods 10, 12, A7 and A9, these areas have average family incomes of \$1,640, \$4,158, \$2,195, and \$742, respectively. However, only three interviews were made in Areas 10, 3 in Area A7, and 2 in Area 9, whereas 34 were made in Area 12 -- generally considered as being Albemarle's most blighted neighborhood. Also, two of three families in Neighborhood 10 had OASI or retirement incomes, 9 of 34 in Neighborhood 12 and 2 of 3 in Neighborhood A7 -- indicative not of earning capacity but of totally inadequate retirement/disability programs and not the "fault" of Albemarle.

It may be generally concluded that substandard housing in Albemarle has not substantially contributed to the socio-economic problems of the occupants. It appears that the reverse is true. That is, those residents with socio-economic problems may well tend to "favor" substandard housing because of economics, environment, etc. The major problems involve a lack of standard rental units, absentee owners not making necessary repairs, and owner-occupants having insufficient income to renovate. There are, however, programs underway and proposed to help remedy these problems and are discussed in other sections of the report.

CURRENT ACTIVITIES

A great deal of progress has and is being made in the Albemarle planning area relative to community improvements. Although there are certain obvious pockets of blight existing, it is not unreasonable to anticipate remedial action in the near future. Efforts being made at the local level are indicative of the overall awareness that remedial action is warranted. Significant achievements have been made in all "categories" and there is no indication that either current or proposed blight elimination activities will not be carried out. Several programs currently in progress are summarized below.

ACTION PLANS

The following is a brief summary of municipal action taken since the preparation of the Comprehensive Plan. More detailed examples are found in other sections of this study.

Plans are now being made by the City Council to determine the feasibility of annexation.

The Planning Board is reviewing the Land Development Plan and Zoning Ordinance and is considering revision of same in view of changing development trends.

The Police Department has moved into new quarters -- the recently vacated and remodeled Post Office. Facilities in the basement are to be used by the Police Reserve, the State Bureau of Investigation and for an Emergency Operations Center under the direction of Civil Defense.

A Workable Program for Community Improvement has been prepared and approved by the Department of Housing and Urban Development.

A revised Comprehensive Street Plan (Thoroughfare Plan) has been approved by the City Council.

A new bridge has been constructed over Town Creek and the widening of West Main Street to West End has been completed.

Installation of mercury vapor lighting for the improved section of West Main Street has been authorized with wiring to be placed underground.

Approval has been given to a new contract with Duke Power Company for demand up to 25,000 kw.

The City has contracted with Southeastern Engineers for a study of load centers in the electrical system, one phase of which would result in improving service to the River Haven section.

In addition to installing several water and sewer lines, a fixed rate of cost per foot for street improvements, curb and gutter, and water and sewer lines is being established. This standard policy for assessments will involve a percentage cost payment by the property owner even though the development is not new.

A Codes Review Committee has been authorized to study the 1965 Fire Prevention Code to determine need for revising.

A long-range water use engineering survey has been completed. This study details the City's existing water resources and anticipated water needs for the next 20 years.

A consulting engineering firm has been retained to plan expansion of the City's filter plant, improvements to the water distribution system, and construction of a new sewage treatment plant. (Anticipated improvements would include among others, a new intake pump at the Yadkin River, a new raw water line, a new raw water storage reservoir, a new 750,000 gallon elevated storage tank, a new 8 million gallon capacity sewage treatment plant, new outfalls, etc.)

SANITATION

"Piggy-poke" plastic bags for use in garbage cans are now available for sale by the City to city residents. An experiment conducted by the City last summer indicated that use of these bags results in more sanitary handling of garbage and lengthens the life of garbage cans by preventing liquids from causing rust.

COUNTY WATER AND SEWER STUDY

The Farmers Home Administration recently approved a grant of \$12,500 for a water and sewer survey in Stanly County. The study will propose a plan whereby water could be made available from a central filtering plant to most areas not now served and possibly a plan for sewer service.

The need for a countywide water/sewer system is evidenced by the recent discovery of pollution in some Stanly County wells -- which may be the source of a virus that apparently caused a large number (250) cases of encephalitis type illness in the county during July and August of this year (1968). The source of pollution is not known, but there is evidence of increasing pollution of underground water resources over a large area in this general portion of North Carolina. About 26 wells in various parts of the county have received chlorine treatment because of pollution. Also, the North Stanly High School well was abandoned because of this. Obviously, a county water system, at least on a selected basis, is needed.

HOUSING CODE

The Building Inspector in Albemarle controls the most effective means of eliminating structural blight and encouraging compatible and aesthetic development. He is empowered to:

- enforce building code regulations
- enforce zoning regulations
- issue building permits
- enforce the minimum housing code.

In April, 1968, Albemarle adopted a Minimum Housing Code which sets minimum standards for plumbing for all dwellings and apartments, minimum standards for light and ventilation; minimum requirements for electrical systems; minimum standards for space, use and locations; minimum standards for safe and sanitary maintenance; minimum standards for control of insects, rodents and infestations; instructions for handling garbage and rubbish; and sets the responsibilities of owners and occupants of dwelling units. The code has a separate section dealing with standards for rooming houses.

The code provides for the appointment of a Housing Official to administer and enforce the law, and also provides for a Housing Board of Adjustments and Appeals, which shall be the last resort for any request, short of action in the courts.

The code does not call for any radical changes in currently accepted construction practices in Albemarle. It does, however, provide a standard under which housing now in existence can be judged and below which no new construction can be built. The code contains machinery for condemning dilapidated or badly substandard housing under certain conditions.

Through October 10, 1968, 71 houses were inspected with 42 found seriously substandard and condemned, five met the terms of the code and 24 had minor defects needing repair. Eleven of these have already been repaired. Albemarle's systematic house code enforcement program is obviously producing results.

PUBLIC HOUSING

Construction of 200 units of public housing -- 150 regular housing units and 50 designed for elderly persons -- is being planned. A study of available sites has been made by the Housing Authority but no specific sites have been chosen. An application has been submitted to the Federal Government for an advance planning grant to facilitate employment of an architect and land purchases. Cost of the units is expected to range from \$13,000 to \$14,000.

The public housing plans also include consideration of day care facilities in a community center. (A "private" day care center is being constructed on North Fourth Street by the Stanly Care and Training Corporation -- an organization of local business and professional men. The modern 50'x80' one-story building will contain 4,000 square feet and will house rooms for four different age groups. Designed to accommodate 50 or more children for working mothers, the facility will also contain a lounge, reception room, sick room, toilets, kitchen, and storage facilities.)

Although Neighborhood 12 has the largest number of sub-standard housing units and should receive first priority under the program, Neighborhoods 10, 7 and 13 should also be included in plans for public housing.

Also, a project has been initiated for the construction of new, low-cost housing for approximately 70 low-income families in Stanly County through the Farmers Home Administration. A 30-acre tract near Harristown, between New London and Badin (northeast of Albemarle) is being subdivided and developed for this project. The housing will be financed through the FHA and range in price from \$10,000 to \$12,000.

PRIVATE HOUSING

A group of area contractors has scheduled meetings with the City Council and Planning Board to discuss the lack of standard rental housing (single and multi-family units) in the planning area. Hopefully, agreements will be reached relative to areas needing rental housing, zoning, streets, utilities, municipal services, annexation, etc., all of which may be used to complement such development.

It is encouraging to note a "sudden desire" by some property owners to improve their properties -- particularly in South Albemarle. Recently, numerous applications for home improvement and new home loans have been submitted to local financial institutions. (One such organization has had about 50 applications within a recent two-month period.) Specific reasons for this rather unexpected activity are hard to determine. It can, however, be assumed that recent governmental actions -- e.g., minimum

house code enforcement, proposed public housing actions, civic interest, etc., -- have helped awaken the interest and concern of area residents. Regardless of the reasons it is a desirable and worthwhile pattern that should be encouraged to continue -- particularly that of making local monies available to finance improvements.

RECREATION

Numerous improvements were made this summer in the city's recreation facilities. Some of these are:

Rock Creek Park -- reroofing bathhouses and concession stands, ballfield improvements, painting, grass seeding, tree removal, cleaning back underbrush and vines. Plans are to pave the driveway from the road into the pool complex, expand the parking areas and add new tennis courts. Also, a rifle club is to be formed in connection with existing activities at the rifle range.

South Albemarle -- new ballfield, grass seeding, new paved ball court, new parking lot, additional playground equipment and picnic tables.

West Albemarle -- installation of new playground equipment in a vacant lot on West Park Avenue.

East Cannon Avenue -- two acres developed as multipurpose play area and picnic tables.

Carolina Avenue -- 8 acres cleared and will contain a new ballfield and parking lot. Plans for future development include tennis courts, basketball, volleyball, paddle ball, horseshoes, etc.

Association of Christian Athletes organized in cooperation with Albemarle Senior High School Athletic Department.

Area recreation involves planned improvements at Morrow Mountain State Park. The Division of State Parks of the North Carolina Department of Conservation and Development has given top priority in the next biennium budget to \$50,000 for renovations to the bathhouse and swimming pool. Second priority has been given to funds for renovating the park water

system and fourth priority to reworking the parking lots and paving. High priority was also given the rebuilding of fire, hiking, and bridle paths. Also, an additional 285 acres were recently purchased, bringing the total park acreage to 4,420 acres.

COURT HOUSE - LIBRARY

Stanly County's Courthouse is obsolete and is neither structurally sound nor spatially adequate. It does not qualify for issuance of a building permit for minor repairs and extensive work would be required to bring it up to building code standards. Also, fifteen county offices are now located in various locations around Albemarle, a number of them in rented and/or inadequate buildings. However, the Board of County Commissioners has selected a site on South Second Street, about midway between Main and South Streets for a new courthouse and jail. Subject to a special bond referendum on December 10, 1968,* the courthouse site will encompass approximately 110,000 square feet which will be adequate for the building and for about 200 parking spaces to serve the county government center.

A library bond issue*will be offered at the same time, but as a separate question because of North Carolina law. The new building will be constructed as a separate building in order to qualify for Federal participation. Local officials hope to obtain up to 50% of the library's cost from this source. Present plans call for use of a portion of the land already owned by the county and occupied by the old Courthouse for the new library.

Construction of these two facilities (4 million dollars) could provide needed impetus to the downtown improvements program. For example, the new courthouse-jail would replace several old buildings along South Second Street from the Beal Clinic northward through the old Stanly General Hospital building. After completion of this project the old courthouse would be replaced by a new library building resulting in modernization of large portions of two blocks within the central business district.

*Note: Referendum was approved.

VOCATIONAL WORKSHOP

The Stanly County Vocational Workshop has been in operation since December, 1965, and offers training and rehabilitation for handicapped persons. The program has been well received and has active support from a number of local industries (e.g., Richfield Manufacturing, the Snyder Company, etc.), the Association for Retarded Children and the Albemarle Junior Woman's Club. The Association has begun construction of a new building to house the workshop on Greenwood Street near the North Albemarle Elementary School.

INTERCITY GOVERNMENT COUNCIL

An ambitious attempt to coordinate efforts and implement improvements was made in August, 1968, by the Albemarle-Stanly County Chamber of Commerce and city and county officials. Problems and possible solutions to existing deficiencies in the cities and incorporated areas in the county were discussed, and as a consequence of the meeting, the following steps as part of a "Total Development Program" were developed:

RESULT #1. The start of an Intercity Government Council was provided by the Albemarle-Stanly County Chamber of Commerce. Invitations were extended to officials representing every town in the county. Each representative was given an opportunity to mention principle problems in his area. A decision was made for the same group to meet once a quarter. Possible solutions of county and local problems were discussed and suggestions were pooled. The most frequently voiced suggestions became part of the program for the Chamber of Commerce for 1968-69. Projects were assigned to committees and work was begun to determine the most feasible and practical methods for accomplishment.

RESULT #2. The organization of 20 clubs into an Interclub Council. Instead of overlapping their activities, the combined memberships are pooling their finances and are establishing programs to develop beautification of the downtown area, recreation centers for youths, job opportunities, job training, and a rehabilitation

center. A drive to encourage public interest in governmental and educational activities will be initiated. Subjects of discussion included:

Search for labor to fill positions available in the county. Suggestions for resolving this difficulty were to obtain a list of the county's unemployed and contact them for training and upgrading.

The need for a county water and sewerage system.

A paved airport runway. (The present runway is a dirt strip and the airport is not lighted. An aviation committee has been set up to take action on this problem and private individuals have agreed to purchase standard landing lights. The city will install the equipment.)

More housing. (A housing committee was set up to work with local contractors and financial institutions to help remedy the shortage.)

"Leadership and lack of knowledge about government operations by the people." (The Chamber of Commerce will sponsor a course in practical politics for the public as soon as possible.)

Heavily traveled Highway 52. (Splits several Stanley County towns and the Pfeiffer College Campus down the middle. Further investigation into the possibility of rerouting the highway and creating some type of bypass.)

Communication between the county, city and local communities must be enlarged so that a feeling of unity in the county can be realized. The Intercity Government Council was divided into committees to investigate solutions to the water and sewerage facilities -- which seemed to be a major problem.)

COMMUNITY IMPROVEMENTS PROGRAM

In cooperation with the General Federation of Women's Clubs, the Albemarle Woman's Club is participating in the Sears-Roebuck Foundation sponsored Community Improvement Program. The main purpose is to encourage self-help activities with analyzation of local needs and means of implementation the goal of the local unit.

CONCLUSIONS AND RECOMMENDATIONS

OBJECTIVES AND GOALS

The Neighborhood Analysis has been prepared to supplement other planning studies by providing more detailed data on the extent and causes of blight. Implementation of recommendations made should dovetail with comprehensive plans and result in an area-by-area action program for overall community improvement and development.

Preceding sections have analyzed information on: structural conditions in residential and non-residential areas; characteristics of families affected by poor housing; adequacy of community facilities and services; and general causes of blight. Based on this, it is obvious that the cause and effect of blight in Albemarle is not easily defined. Although sub-standard housing appears to be the major problem, other socio-economic factors are also contributing to blight. With the exception of existing deteriorating and dilapidated housing, it is difficult to pinpoint any other major contributing factor. The families affected by poor housing are not, generally, confronted with significant problems of disease, infant mortality, overcrowding, crime, low income, etc. There are pockets of these indices, but they are the exception rather than the norm. Also, non-residential blight is not overly evident and community facilities and services are, for the most part, adequate.

In those instances in which remedial actions are most needed, such is either implemented or proposed. For example, enforcement of the minimum housing code and plans for public

housing are well underway; unemployment is practically nonexistent and supplementary educational programs are established; and plans are being made to initiate a number of programs relative to comprehensive elimination of the causes of blight.

The types of actions being provided range from neighborhood residents taking action to eliminate blighting influences to such programs of public action as code compliance, public improvements, Federally-aided public housing and comprehensive planning -- all in combination. Also, a Workable Program for Community Improvement has been adopted and is being implemented and, most important, citizen participation is being fostered.

This is not to say that all Albemarle's problems are being solved. There are certain objectives and goals yet to be met. The more significant of these are:

- 1) Improve home maintenance, including necessary repairs, painting, yard beautification, etc.
- 2) Eliminate outbuildings such as sheds, garages and workshops no longer being used.
- 3) Provide neighborhood improvement committees with assistance in formulating and implementing projects.
- 4) Establish a technical institute to provide training leading to better jobs for the underemployed.
- 5) Utilize funds from the Economic Opportunity Act to educate and train the underemployed and physically handicapped.
- 6) Countywide and/or regional economic development should be fostered as a cooperative project by all public and civic organizations. For example, one of the first steps should involve a comprehensive county planning program.

- 7) Banks, savings and loan associations, developers and businessmen should encourage home ownership and cooperate in providing needed rental housing.
- 8) Federal grants (e.g., Open Space funds) should be used to help provide additional neighborhood recreation facilities.
- 9) Vacant lots should be kept mowed and debris removed.
- 10) Strip commercial zoning should not be permitted.
- 11) Extensive use of buffers and parks should be used to separate existing (and developing) residential and educational development from commercial and industrial uses.
- 12) Require all buildings within the city to connect with the municipal water and sewer systems.
- 13) Access to water and sewer systems should be afforded fringe area residents in rapidly developing areas through extension of lines or annexation.
- 14) An air pollution ordinance should be adopted and enforced.
- 15) Sidewalks should be installed, at least along one side of the street, in the vicinity of schools and areas generating heavy pedestrian and vehicular traffic.
- 16) Continued enforcement of the existing zoning ordinance, subdivision regulations, building and housing codes, providing recreation areas (particularly in close proximity to blighted housing), adoption and implementation of the thoroughfare plan and the associated diversion of heavy traffic, will improve the present environmental conditions.
- 17) Other needed environmental improvements include those involving minor streets, sidewalks, curbs, gutters, street lighting, landscaping, plants, signs, etc. These "features" are most noticeably inadequate in areas of substandard housing -- particularly in close proximity to the older mills, South Albemarle, and older developed areas just beyond the city limits. Area beautification projects would certainly help improve these areas as would enforcement of housing, building and related codes.

TREATMENT

Albemarle's blighted areas are not difficult to locate. The older areas are now and will continue to be blight-prone unless immediate action is taken. Three types of "renewal" treatment are proposed. These are discussed and are shown by type on the Proposed Treatment Areas Map.

Conservation is a method utilized for the protection of neighborhoods that are not yet seriously blighted. This action requires close cooperation between local governmental agencies and residents. The basic aim of conservation is to maintain and preserve the better qualities of a neighborhood. Such action involves continuing maintenance including minor repairs, painting, landscaping, etc. Local codes and ordinances, clean-up campaigns, etc., are some of the ways by which implementation can be achieved. Conservation if properly applied, can halt blight before it begins, thereby eliminating the need for more intensive and expensive action.

Rehabilitation is a method utilized to revitalize an area that already shows signs of deterioration. Substandard housing, code violations, unpaved streets and little or no new development characterize such areas. Rehabilitation is feasible only where such action is more practical or inexpensive than total clearance and reconstruction. This method might involve demolition of certain buildings, installation of public improvements such as water and sewer line expansion, rerouting of traffic and additional recreation facilities.

Redevelopment is the most expensive method of blight control and prevention. This is generally the last "resort" and is applicable only when the neighborhood has reached the stage where it would be financially infeasible to attempt normal revival methods. Such areas normally are distinctly characterized by pockets of substandard housing, poor street design, inadequate community facilities such as school parks, etc., and high indices of blight factors, both social and economic. Treatment consists of acquiring the properties, removing substandard structures, and redeveloping the area in accordance with a comprehensive plan. Redevelopment, (e.g.,

urban renewal projects) quite often involves very little "cash outlay". That is, local costs are made up almost entirely by improvements to the area -- water, sewer line installation, street improvements, etc., -- that will be made (or should be made) as part of the normal improvements program. Major costs of such programs are financially supported by Federal grant assistance. Therefore, application is usually made to the Federal Government for urban renewal assistance. Under the Urban Renewal Program the city must bear one-fourth of the net cost, but funds spent by both the city and the state for street improvements, utility improvements and other facilities can be applied to the city's share of the net project cost. This program offers a feasible means by which the community can actively redevelop. This method would help supplement objectives of the current public housing program.

PRIORITIES

Based on the analyses of blighting factors, each neighborhood has been assigned a rank priority. If the listed neighborhood has been assigned a number of 1, it has the highest number of blight indices of the neighborhoods under consideration. The methodology employed involved totaling each neighborhood's categorical numerical rating and dividing by the total number of indices (e.g., welfare, arrests, substandard housing, etc., to determine the average numerical rating. Where feasible, the different factors were weighted so that the outcomes would not merely be proportional to the major category (the number of substandard structures). Remedial actions should be programmed accordingly.

	<u>NEIGHBORHOOD</u>	<u>RANK</u>	<u>NEIGHBORHOOD</u>	<u>RANK</u>	
City	12	1	A7	1	Fringe Area
	10	2	A2	2	
	13	3	A10	3	
	7	4	A3	4	
	3	5	A1	5	
	1	6	A4	6	
	8	7	A13	7	
	9	8	A14	8	
	4	9	A8	9	
	14	10	A12	10	
	2	11	A11	11	
	5	12	A9-9A	12	
	6	13	A6	13	
	11	14	A5	14	

Particular emphasis should be made in Neighborhood 12. This area has the most substandard structures and ranks foremost in total blight indicators. Furthermore, action programs should not be "limited" to the South Albemarle area but should encompass the entire neighborhood in order to remove indices of potential blight. The adjoining neighborhoods (10 and 13) should be included as part of this project.

The problems confronting Neighborhood 7 are similar to those in 12, 10 and 13 in that blight or potential blight is rather widespread throughout the area. The major difference is one of deterioration rather than dilapidation -- i.e., rehabilitation as opposed to redevelopment is needed.

Although social and economic programs should be initially stressed in Neighborhoods 12, 10 and 13, they must also be coordinated with housing improvement programs -- existing and proposed. However, it should not be the sole responsibility of area residents to render unto themselves -- assistance from all public and private sources must be made available. If not, progress may be hindered to such an extent that meaningful improvements cannot be made.

AVAILABLE ACTION PROGRAMS

In addition to those programs currently in progress, there are certain Federal assistance programs which could be applied to local problems. Among these are:

Community Action Programs mobilize community resources to help families combat the problems of poverty, inadequate education, unemployment and dilapidated housing. Typical projects include such things as Head Start,

Upward Bound and health centers. Federal grants up to 90% of the cost of the program are made available, to establish and administer a program to private non-profit and public agencies.

The Manpower Development and Training Program provides occupational training for unemployed and underemployed persons who cannot reasonably obtain appropriate full-time employment without training.

Operation Mainstream Program has as its purpose the establishment of work-training and employment projects, augmented by necessary supportive services for chronically unemployed poor adults.

The Physically and Mentally Handicapped Employment Service provides direct employment counseling services and assistance to physically and mentally handicapped persons seeking work.

The Neighborhood Youth Corps has three major programs: an in-school program, and out-of-school program, and a summer program. The in-school program provides part-time work and on-the-job training for students of high school age from low income families. The summer program provides these students with job opportunities during the summer months. The out-of-school program provides economically deprived school dropouts with practical work experience and on-the-job training to encourage them to return to school and resume their education, or if this is not feasible, to help them acquire work habits and attitudes that will improve their employability.

Another example of outside aid (available from the Department of Housing and Urban Development) involves code enforcement. Under this program cities and counties may obtain financial assistance (up to three-fourths of program cost) to plan and administer concentrated code enforcement in selected local areas (South Albemarle, for example). These programs are both remedial and preventive, such as restoring properties and their environments to decent and standard conditions and arresting future deterioration.

The Open Space Land Program (Department of Housing and Urban Development) is another federal program which could be utilized to improve environmental conditions. This program provides up to 50% in matching grants to public bodies for acquiring, developing, and preserving open space land for permanent public use, thereby helping to prevent urban sprawl and the spread of blight, and providing recreation, conservation and scenic areas.

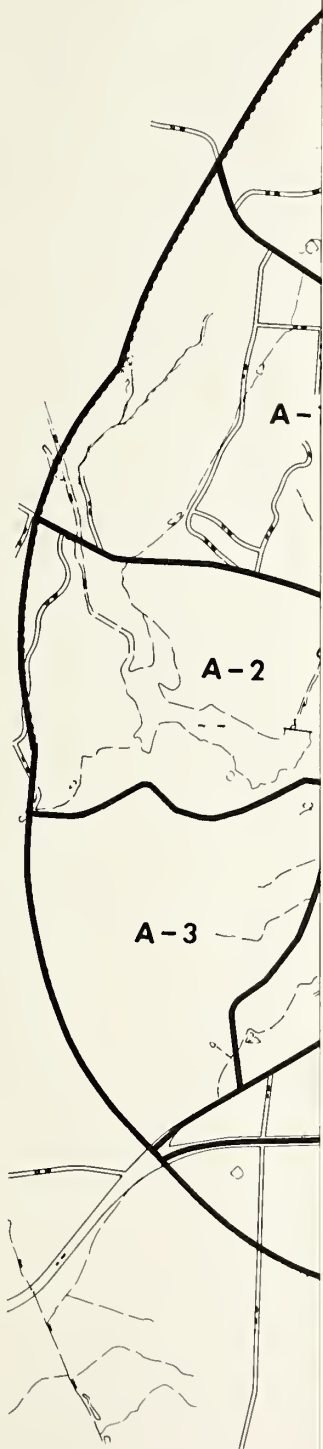
The Neighborhood Facilities Program (Department of Housing and Urban Development) provides grants to local bodies or agencies to help establish multi-purpose neighborhood centers offering concerted community health, recreational, or social services. Such facilities scattered throughout Albe-marle, particularly in those areas that are densely developed (e.g., around the "mill villages"), could supplement the community center being planned for the Carolina Avenue area.

The Mortgage Insurance for Housing for Families of Low and Moderate Income Program (Federal Housing Administration) enables financing for construction, purchase or rehabilitation of single-family homes and one to four unit rental projects, at the regular interest rate for moderate income families and at a below-market rate of interest for lower income families. The Mortgage Insurance for Rental Housing for Families of Low or Moderate Income program provides insurance for financing construction of rental and cooperative housing of modest design for families of low and moderate income. The principal program is based on below-market interest rates.

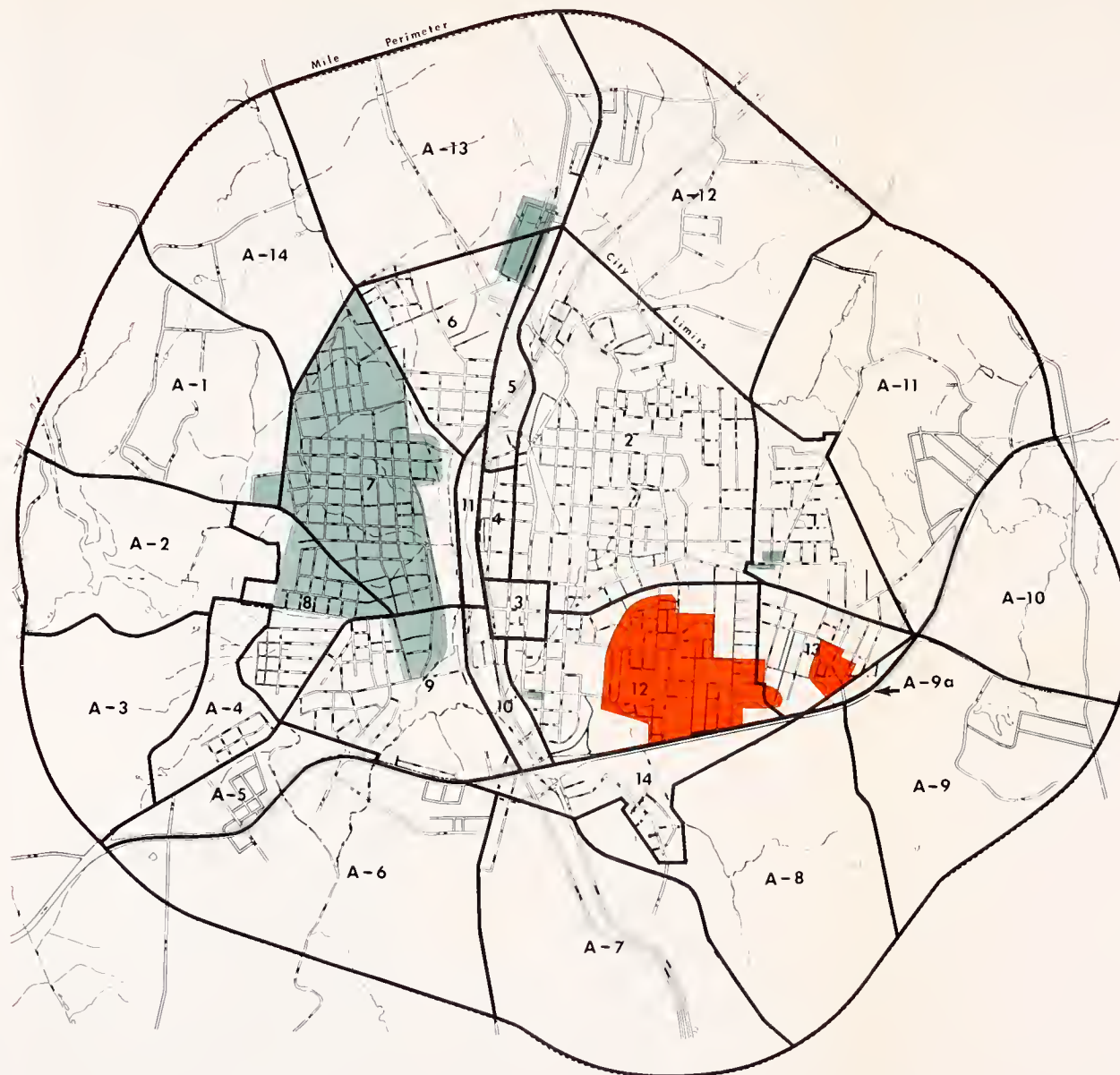
An example of a program which is available to help combat social problems in the Child Welfare Services Program. This program protects and cares for homeless, dependent or

neglected children and children of working mothers. It attempts to strengthen their own homes where possible, otherwise caring for children away from their homes in foster family homes or in day care facilities. Such services could be most effective in the South Albemarle area.

These are only a few of the numerous programs available to improve conditions and facilities in any community. Information regarding these and others can be obtained from the N.C. Employment Security Commission, regional offices of the Bureau of Work Programs, or by reference to the Catalog of Federal Assistance Programs. The initiative should be provided at the local level, but any and all outside assistance should also be encouraged.



PROPOSED TREATMENT AREAS



ALBEMARLE
NORTH CAROLINA

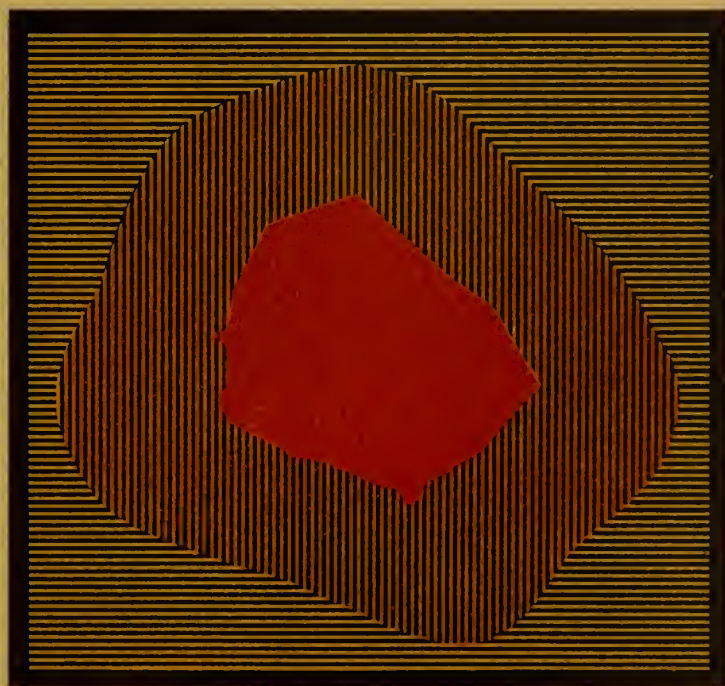
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SCALE IN FEET



LEGEND

- CONSERVATION
- REHABILITATION
- REDEVELOPMENT

APPENDIX





SURVEY QUESTIONNAIRE
(Summer, 1968)

ALBEMARLE, NORTH CAROLINA

NEIGHBORHOOD IN-
Address CITY

1. Owner-occupied (42) Renter-occupied (66)
2. Race of occupants: White (66) Non-White (42)
3. Number of rooms in unit: 1(1) 2(1) 3 (10) 4 or more (95)
4. Number of sleeping rooms: 1(10) 2(67) 3(23) 4 or more (5)
5. Is there:
- Hot and cold running water inside the housing unit. (73)
- Only cold water inside. (34)
- Running water on property but not inside unit. (1)
- No running water. _____
6. Is there a flush toilet in the unit. Yes (99) No (9)
7. Is there a bathtub or shower. Yes (84) No (24)
8. Source of water/sewer:
- City or mill system. (108) Individual well or
- Public sewer. _____ other. _____
- Outside privy. _____ Septic tank or
- cesspool _____
9. Monthly rent (includes utilities). Average \$4,600
10. Estimated value of owner-occupied structure. Average \$3,895
11. Sex breakdown: Male (173) Female (199)
12. Age breakdown:
- Under 5 (55) 25-34 (29) 55-64 (31)
- 5-14 (74) 35-44 (35) 65+ (28)
- 15-24 (66) 45-54 (54)
13. Number of children enrolled in school at present time. (81)
14. Occupation of head of household. _____
- Textiles major employer. _____
15. Occupation of any other workers. _____
- Textiles major employer. _____
16. Method of transportation to work. Private auto. (47)
- Bus (6)
- Other (58)
17. Approximate family income for 1967 Average \$3,223
18. Collecting Social Security or Retirement pay. Yes (55) No _____
19. Collecting Welfare. Yes (6) No _____ Number _____ Type _____

SURVEY QUESTIONNAIRE
(Summer, 1968)

ALBEMARLE, NORTH CAROLINA

NEIGHBORHOOD	<u>Fringe</u>
Address	Area

1. Owner-occupied (16) Renter-occupied (12)
2. Race of occupants: White (26) Non-White (2)
3. Number of rooms in unit: 1 2 3 (1) 4 or more (27)
4. Number of sleeping rooms: 1 (2) 2 (13) 3 (13) 4 or more
5. Is there:
Hot and cold running water inside the housing unit. (13)
Only cold water inside (8)
Running water on property but not inside unit.
No running water. (7)
6. Is there a flush toilet in the unit. Yes (14) No (14)
7. Is there a bathtub or shower. Yes (13) No (15)
8. Source of water/sewer:
City or mill system (7) Individual well or other (21)
Public sewer (7) Septic tank or
Outside privy (10) cesspool (11)
9. Monthly rent (includes utilities). Average \$34
10. Estimated value of owner-occupied structure. Average \$2,373
11. Sex breakdown: Male (56) Female (47)
12. Age breakdown:
Under 5 (15) 25-34 (8) 55-64 (16)
5-14 (19) 35-44 (11) 65+ (7)
15-24 (15) 45-54 (11)
13. Number of children enrolled in school at present time. (25)
14. Occupation of head of household. Textiles major employer.
15. Occupation of any other workers. Textiles major employer.
16. Method of transportation to work. Private auto (17)
Bus
Other (4)
17. Approximate family income for 1967. Average \$1,231
18. Collecting Social Security or Retirement pay. Yes (18) No
19. Collecting Welfare. Yes (3) No Number Type

SURVEY QUESTIONNAIRE
(Summer, 1968)

ALBEMARLE, NORTH CAROLINA

NEIGHBORHOOD Total
Planning Area

- | | | | | | | | | | |
|-----|--|--------------------------|--------------------------|-----------|-------|--------|------|-----------|-------|
| 1. | Owner-occupied | (58) | Renter-occupied | (78) | | | | | |
| 2. | Race of occupants: | White | (92) | Non-White | (44) | | | | |
| 3. | Number of rooms in unit: | 1 | (1) | 2 | (1) | 3 | (11) | 4 or more | (122) |
| 4. | Number of sleeping rooms: | 1 | (12) | 2 | (80) | 3 | (36) | 4 or more | (5) |
| 5. | Is there: | | | | | | | | |
| | Hot and cold running water inside the housing unit. | | | | | | | (86) | |
| | Only cold water inside. | | | | | | | (42) | |
| | Running water on property but not inside unit. | | | | | | | (1) | |
| | No running water. | | | | | | | (7) | |
| 6. | Is there a flush toilet in the unit. | Yes | (113) | No | (23) | | | | |
| 7. | Is there a bathtub or shower. | Yes | (97) | No | (39) | | | | |
| 8. | Source of water/sewer: | | | | | | | | |
| | City or mill system | (115) | Individual well or other | (21) | | | | | |
| | Public sewer | (7) | Septic tank or cesspool | (11) | | | | | |
| | Outside privy | (10) | | | | | | | |
| 9. | Monthly rent (includes utilities). | Average | \$42 | | | | | | |
| 10. | Estimated value of owner-occupied structure. | Average | \$3,227 | | | | | | |
| 11. | Sex breakdown: | Male | (229) | Female | (246) | | | | |
| 12. | Age breakdown: | | | | | | | | |
| | Under 5 | (70) | 25-34 | (37) | 55-64 | (47) | | | |
| | 5-14 | (93) | 35-44 | (46) | 65+ | (35) | | | |
| | 15-24 | (82) | 45-54 | (65) | | | | | |
| 13. | Number of children enrolled in school at present time. | (106) | | | | | | | |
| 14. | Occupation of head of household. | | | | | | | | |
| | | Textiles major employer. | | | | | | | |
| 15. | Occupation of any other workers. | | | | | | | | |
| | | Textiles major employer. | | | | | | | |
| 16. | Method of transportation to work. | Private auto | (64) | | | | | | |
| | | Bus | (6) | | | | | | |
| | | Other | (62) | | | | | | |
| 17. | Approximate family income for 1967. | Average | \$2,730 | | | | | | |
| 18. | Collecting Social Security or Retirement Pay. | Yes | (73) | No | | | | | |
| 19. | Collecting Welfare. | Yes | (9) | No | | Number | | Type | |

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